

2010-013859

Klamath County, Oregon



After recording return to:
Rodney D Klus and Mary E Klus
5148 Briana Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Rodney D Klus and Mary E Klus
5148 Briana Drive
Klamath Falls, OR 97603

File No.: 7021-1656585 (TM)
Date: November 24, 2010

THIS SPACE R



00093686201000138590020025

12/06/2010 03:15:54 PM

Fee: \$42.00

1st 1656585

STATUTORY WARRANTY DEED

Don Purio Development Company, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Rodney D Klus and Mary E Klus as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 58, Tract 1445, REGENCY ESTATES PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$204,000.00**. (Here comply with requirements of ORS 93.030)

APN: R893417

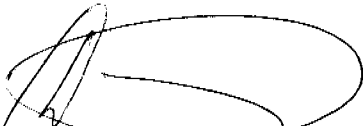
Statutory Warranty Deed
- continued

File No.: 7021-1656585 (TM)
Date: 11/24/2010

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 1 day of December, 2010.

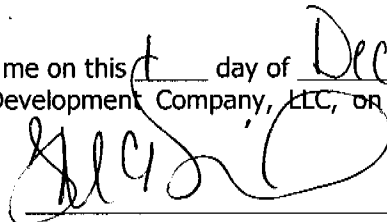
Don Purio Development Company, LLC, an
Oregon limited liability company



By: Don Purio, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of December, 2010
by Don Purio as Member of Don Purio Development Company, LLC, on behalf of the limited liability
company.



Notary Public for Oregon
My commission expires: 3/31/14

