

1st 1690090

2011-003544

Klamath County, Oregon



THIS SPACE



00098903201100035440020020

03/14/2011 03:26:12 PM

Fee: \$42.00

After recording return to:

Tom Chavez and Tina Chavez

63 Pine St.

Ashland, OR

97520

Until a change is requested all tax statements shall be sent to the following address:

Tom Chavez and Tina Chavez

63 Pine St.

Ashland, OR

97520

File No.: 7021-1690090 (ALF)

Date: March 02, 2011

STATUTORY WARRANTY DEED

Yair Strauss, Grantor, conveys and warrants to **Tom Chavez and Tina Chavez, husband and wife**, 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 40 in Block 6, MOUNTAIN LAKE HOMESITES, 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 **\$12,000.00**. (Here comply with requirements of ORS 93.030)

8

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 8th day of March, 2011.

Yair Strauss
Yair Strauss

STATE OF Oregon)
County of ~~Klamath~~ Jackson) ss.

This instrument was acknowledged before me on this 8 day of March, 2011
by **Yair Strauss**.

Carol W. Andries

Notary Public for Oregon
My commission expires: 3/26/14

