

2011-004572

Klamath County, Oregon



00100146201100045720030038

THIS SPACE

04/08/2011 03:18:51 PM

Fee: \$47.00



After recording return to:  
Brandon Lee Coy  
414 Stevens Road #16  
Eagle Point, OR 97524

Until a change is requested all tax statements  
shall be sent to the following address:  
Brandon Lee Coy  
414 Stevens Road #16  
Eagle Point, OR 97524

File No.: 7021-1699473 (ALF)  
Date: March 29, 2011

### STATUTORY WARRANTY DEED

**Michael A. Mauro and Sheree A. Mauro, husband and wife**, Grantor, conveys and warrants to **Brandon Lee Coy**, 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 31, IN BLOCK 26 FIRST ADDITION TO KLAMATH FOREST ESTATES, 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.

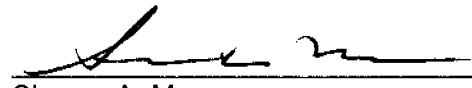
The true consideration for this conveyance is **\$9,500.00**. (Here comply with requirements of ORS 93.030)

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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.

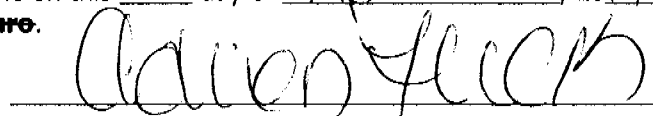
Dated this 6 day of April, 2011.

  
Michael A. Mauro

  
Sheree A. Mauro

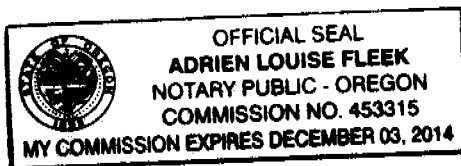
STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 6 day of April, 2011  
by **Michael A. Mauro and Sheree A. Mauro.**



Notary Public for Oregon  
My commission expires:

12-3-14



STATE OF Oregon }  
COUNTY OF Klamath }

On April 7, 2011 before me, a notary public within and for said County,  
personally appeared Sherree Mauro, to me known to be the person(s)  
described in and who executed the foregoing instrument and acknowledged that  
\_\_\_\_\_ executed the same as free act and deed.

Adrien Fleek

Notary Public

My commission expires: 12-3-14

