

WTC 91234-SH

THIS SPACE

2011-009531

Klamath County, Oregon



00106248201100095310010019

08/18/2011 03:06:55 PM

Fee: \$37.00

After recording return to:
DONALD FRANK SCHIAVI
14500 WOODHAVEN CIRCLE
ANCHORAGE, AK 99516

Until a change is requested all tax statements
shall be sent to the following address:
DONALD FRANK SCHIAVI
14500 WOODHAVEN CIRCLE
ANCHORAGE, AK 99516

Escrow No. MT91234-SH

Title No. 0091234

SWD1 r.041111

STATUTORY WARRANTY DEED

KENNETH A. VALENTINO and VIVIAN D. PERRY not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

DONALD FRANK SCHIAVI and DIXINE LEE HARDESTY-SCHIAVI, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 14 in Block 20 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$10,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

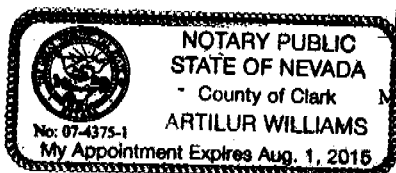
Dated this 17th day of August 2011.

x Kenneth A. Valentino
KENNETH A. VALENTINO

x Vivian D. Perry
VIVIAN D. PERRY

State of Nevada
~~Oregon~~
County of KLAMATH (w)
Clark

This instrument was acknowledged before me on August 17, 2011 by KENNETH A. VALENTINO and VIVIAN D. PERRY.



(Notary Public for Oregon) Nevada

My commission expires August 1, 2015

37pmf