

1st 1734442

2011-009847
Klamath County, Oregon



After recording return to:
Robert Acosta
16350 HWY 66
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Robert Acosta
16350 HWY 66
Keno, OR 97627

File No.: 7021-1734442 (SFK)
Date: July 12, 2011

THIS SPACE RES.

08/29/2011 03:32:50 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Kaye Powell, Grantor, conveys and warrants to **Robert Acosta**, 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:

Lots 9, 10, 11 and 12 of PONDOSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

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

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 **\$195,000.00**. (Here comply with requirements of ORS 93.030)

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 26th day of August, 2011.

Kaye Powell
Kaye Powell

STATE OF Oregon

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)ss.

County of Klamath

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See attached

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Kaye Powell**.

Notary Public for Oregon

My commission expires:

Warranty deed
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STATE OF **CALIFORNIA** }
COUNTY OF **BUTTE** }

On August 26, 2011, before me, **HEIDI GOMEZ, NOTARY PUBLIC**,
personally appeared

Kaye Powell

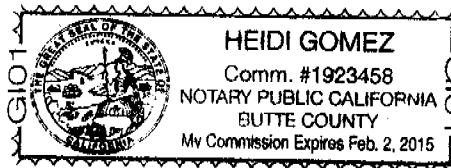
Who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s)
or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Heidi Gomez



My commission expires: 02/02/15

Notary Name: Heidi Gomez
Notary Commission# 1923458

Notary Phone: (530)877-4471
County of Principal Place of Business: Butte

Warranty deed
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