

1st 1754108

2011-010659

Klamath County, Oregon



THIS SPACE RES



00107671201100106590020026

09/22/2011 12:16:42 PM

Fee: \$42.00

After recording return to:  
First American Exchange Company,  
LLC  
1201-1215 Mitchell Street  
Klamath Falls, OR 97601

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

First American Exchange Company,  
LLC  
1201-1215 Mitchell Street  
Klamath Falls, OR 97601

File No.: 7021-1754108 (SFK)

Date: September 01, 2011

### STATUTORY WARRANTY DEED

**Harley S. Swartz and Sally A. Swartz as tenants by the entirety**, Grantor, conveys and warrants to **Thomas H Gastaldi and Lu R Gastaldi, 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:

**Lots 13 and 14 in Block 302 of Darrow Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

**1. 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.

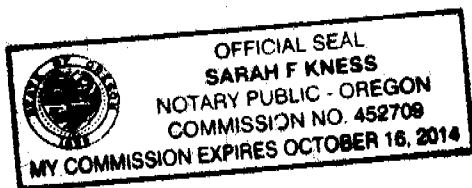
Dated this 21 day of Sept, 2011

  
Harley S. Swartz

Sally A. Swartz  
Sally A. Swartz

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of September, 2014  
by **Harley S. Swartz and Sally A. Swartz.**



Notary Public for Oregon

My commission expires: 10/14/2014