

1st 1768362

2011-011112

Klamath County, Oregon



00108224201100111120020025



THIS SPACE RE:

10/05/2011 11:40:40 AM

Fee: \$42.00

After recording return to:

Maximiliano Franco-Meza

3400 ~~Parkway~~ S.
Klamath Falls, OR
97603

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

Maximiliano Franco-Meza

Same as above

File No.: 7021-1768362 (SFK)

Date: September 29, 2011

STATUTORY WARRANTY DEED

Owen W. MacPhee and Neva K. MacPhee, Grantor, conveys and warrants to Maximiliano Franco-Meza, 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 1, Block 61, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

f

APN: R211586

Statutory Warranty Deed
- continued

File No.: 7021-1768362 (5FK)

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 5th day of Oct., 2011

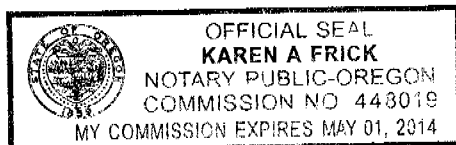
Owen W. MacPhee

Neva K. MacPhee
Neva K. MacPhee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1st day of Oct., 2011
by **Owen W. MacPhee and Neva K. MacPhee,**

James Smith



Notary Public for Oregon
My commission expires: 5-1-2014