

St 1772111

2011-011559

Klamath County, Oregon



00108721201100115590020025

10/14/2011 02:14:53 PM

Fee: \$42.00

THIS SPACE RE



After recording return to:  
Angela Monti-Gonzalez  
10554 Wright Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Angela Monti-Gonzalez  
10554 Wright Ave  
Klamath Falls, OR 97603

File No.: 7021-1772111 (SFK)  
Date: October 10, 2011

**STATUTORY WARRANTY DEED**

**CPI Housing Fund 2 LLC**, Grantor, conveys and warrants to **Angela Monti-Gonzalez and Martin L. Monti**, not as tenants in common but with rights of survivorship, 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:

**UNIT 10554 (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS STAGE 1 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 **\$19,900.00**. (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 12 day of October, 2011.

CPI Housing Fund 2 LLC

*Calvin Coseo*  
By: Calvin Coseo, Vice President Sales

STATE OF ~~Oregon~~ California  
County of ~~Klamath~~ San Diego )ss.

This instrument was acknowledged before me on this 12 day of October, 2011 by Calvin Coseo as Vice President Sales of CPI Housing Fund 2 LLC, on behalf of the .

*M. Macias*

Notary Public for ~~Oregon~~ California  
My commission expires: June 30, 2015

