

MT90299-LW

THIS SPACE

2011-012317

Klamath County, Oregon



00109626201100123170020021

11/02/2011 03:33:41 PM

Fee: \$42.00



After recording return to:

NICOLAS ROBERT PHAIR

5096 LARCH LN.

KLAMATH FALLS, OR 97601

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

NICOLAS ROBERT PHAIR

5096 LARCH LN.

KLAMATH FALLS, OR 97601

Escrow No. MT90299-LW

Title No. 0090299

SWD r.042611

STATUTORY WARRANTY DEED

JAMES MONTI and DEBRA MONTI, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

NICOLAS ROBERT PHAIR and ALLISON MARIE PHAIR, 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 2 and the Easterly 25 feet measured at right angles of Lot 1 in Block 79, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated California Avenue, as vacated by ordinance no. 94-21 recorded August 26, 1994 in Volume M94, page 26775, Microfilm Records of Klamath County, Oregon.


The true and actual consideration for this conveyance is **\$148,000.00**.


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:

42111

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.

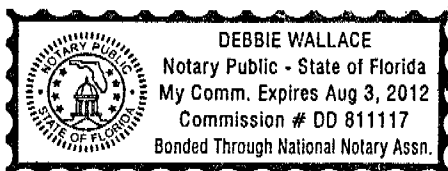
Dated this 1 day of Nov 2011.



JAMES MONTI


DEBRA MONTI

State of FL
County of DALL

This instrument was acknowledged before me on 11-01-2011, 2011 by JAMES MONTI and DEBRA MONTI.




(Notary Public)
My commission expires 8-3-2012