

UTC 92160-KR



THIS SPAC

2011-012845

Klamath County, Oregon



00110248201100128450010010

11/16/2011 11:14:53 AM

Fee: \$37.00

After recording return to:

Warren B. Schifini
21950 Skeen Ranch Road
Dairy, OR 97625

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

Warren B. Schifini
21950 Skeen Ranch Road
Dairy, OR 97625

Escrow No. MT92160-KR

Title No. 0092160

SWD1 r.041111

STATUTORY WARRANTY DEED

Anthony Tony Mercer,

Grantor(s), hereby convey and warrant to

Warren B. Schifini and Joanne M. Schifini, husband and wife 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:

The S1/2 of the SW1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the O.C.&E. Railroad right of way.

The true and actual consideration for this conveyance is **\$19,000.00**.

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:

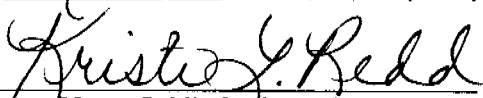
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 11th day of November, 2011.


Anthony Tony Mercer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 11, 2011 by Anthony Tony Mercer.


(Notary Public for Oregon)

My commission expires 11/16/2011

