

1st 1825667-SK

2012-001188
Klamath County, Oregon



THIS SPACE



02/01/2012 03:19:08 PM

Fee: \$42.00

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Thomas H. Gastaldi and Lu R. Gastaldi
1345 Sargent Avenue
Klamath Falls, OR 97601

Grantor Address:
Harley Swartz and Sally Swartz
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1825667 (SFK)
Date: January 30, 2012

STATUTORY WARRANTY DEED

Harley Swartz and Sally Swartz, 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:

The West 1/2 of Lot 12 in Block 2 of FAIRVIEW 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.

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 **\$55,000.00**. (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 1 day of Feb., 2012.


Harley Swartz

Sally Swartz
Sally Swartz

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of February, 2012
by **Harley Swartz and Sally Swartz.**

 OFFICIAL SEAL
SARAH F KNESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 452708
MY COMMISSION EXPIRES OCTOBER 16, 2014

Notary Public for Oregon
My commission expires: