

1st 1823429-52

2012-001542

Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
James K. Simono and Cindy Simono
301 Sunrise Street
Midland, OR 97634

Grantor Address:
Vincent Gastaldi
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1823429 (SFK)
Date: January 25, 2012

THIS SPACE



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02/10/2012 02:05:06 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Vincent Gastaldi, Grantor, conveys and warrants to **James K. Simono and Cindy Simono, 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:

Lots 7, 8, 9 and 10, Block 37, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Also that portion of vacated Main (Sunrise) Street as described in Volume M81 Page 2111, records of Klamath County, Oregon, and being the North 10.00 feet of Main Street lying south of the south lines of said Lots 7, 8, 9 & 10 FIRST ADDITION TO MIDLAND.

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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

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.

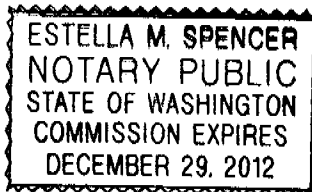
Dated this 9th day of February, 2012.

Vincent Gastaldi
Vincent Gastaldi

STATE OF ~~Oregon~~ Washington)
County of ~~Klamath~~ King) ss.

This instrument was acknowledged before me on this 9th day of February, 2012, by **Vincent Gastaldi**.

Estella M. Spencer



Notary Public for ~~Oregon~~ WA
My commission expires: 12-29-2012