

1st 1813292

2012-003782

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:
Michael Pivac and Janess Pivac
6501 Scottsbluff Rd.
Klamath Falls, OR 97601

Grantor Address:
Thomas J. DelSanto and Margaret J. DelSanto
c/o First American Title
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1813292 (SFK)
Date: December 30, 2011

THIS SPACE R



00116536201200037820020020

04/11/2012 10:57:35 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Thomas J. DelSanto and Margaret J. DelSanto, husband and wife, Grantor, conveys and warrants to **Michael L. Pivac and Janess M. Pivac, 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:

PARCEL 3 OF LAND PARTITION 9-96 SITUATE IN LOT 15 OF TRACT 1290 SILVER RIDGE ESTATES SITUATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$208,000.00**. (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 16 day of March, 2012.

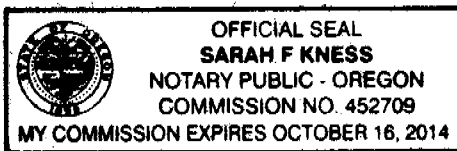
T. DelSanto
Thomas J. DelSanto

Margaret J. DelSanto
Margaret J. DelSanto

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of March, 2012
by **Thomas J. DelSanto and Margaret J. DelSanto**.

Sarah F. Kness



Notary Public for Oregon

My commission expires: 10/16/2014