

WTC 93698-MS

THIS SPACI

2012-009936

Klamath County, Oregon



00123936201200099360020028

09/07/2012 03:27:05 PM

Fee: \$42.00

After recording return to:

Michael G. Bonomo

4904 Grosbeak Drive

Klamath Falls, OR 97601

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

Michael G. Bonomo

4904 Grosbeak Drive

Klamath Falls, OR 97601

Escrow No. MT93698-MS

Title No. 0093698

SWD r.020212

STATUTORY WARRANTY DEED

Robert L. Coyle aka Robert L. Coyle, Jr. and Carol Coyle aka Carol F. Coyle, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Michael G. Bonomo,

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 1093, Tract 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$201,000.00.**

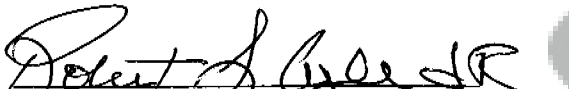
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2012-2013 Real Property Taxes a lien not yet due and payable.

42500

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6 day of **September, 2012**.


Robert L. Coyle aka Robert L. Coyle, Jr.


Carol Coyle aka Carol F. Coyle

STATE OF CALIFORNIA

ss.

COUNTY OF HUMBOLDT

On Sept 6, 2012 before me, Sondra D. Kirtley, Notary Public, personally appeared Robert L. Coyle aka Robert L. Coyle, Jr. and Carol Coyle aka Carol F. Coyle personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 