

1st 2005479 ALF



After recording return to:  
Monty R Stanley and Monica L Stanley  
1515 Riverside Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Monty R Stanley and Monica L Stanley  
1515 Riverside Drive  
Klamath Falls, OR 97601

File No.: 7021-2005479 (ALF)  
Date: December 04, 2012

2012-014395

Klamath County, Oregon

12/27/2012 01:47:12 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Dusti Luisa Banazzio**, Grantor, conveys and warrants to **Monty R Stanley and Monica L Stanley, 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 2, 3, 14 and the North Half of Lot 13 in Block 3, as shown on the map entitled "Plat of Riverview Second Addition", filed 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 **\$22,000.00**. (Here comply with requirements of ORS 93.030)

dr

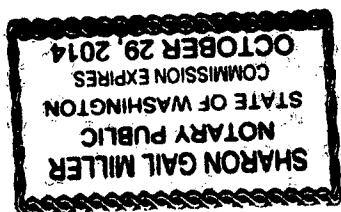
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22 day of December, 2012.

  
Dusti Luisa Banazzio

STATE OF WASHINGTON )  
 )ss.  
County of KING )

This instrument was acknowledged before me on this 22<sup>nd</sup> day of DECEMBER, 2012  
by Dusti Luisa Banazzio.



  
Notary Public for SHARON GAIL MILLER  
My commission expires: 10-29-14

