

MLC95790

RECORDING REQUESTED BY:
Ticor Title Insurance
744 N.E. 7th Street
Grants Pass, Oregon 97526

GRANTOR:
David Riley and Terri Riley
465 Templin Road
Grants Pass, OR 97526

GRANTEE:
Alvaro Aquino and Sandra Aquino
3312 Cannon Avenue
Klamath Falls, OR 97605

SEND TAX STATEMENTS TO:
Alvaro Aquino and Sandra Aquino
3317 Cannon Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Alvaro Aquino and Sandra Aquino
3317 Cannon Avenue
Klamath Falls, OR 97603

Escrow No: 470312025460-TTJA26

3317 Cannon Avenue
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

David Riley and Terri Riley

Grantor, conveys and specially warrants to

Alvaro Aquino and Sandra Aquino, Not as Tenants in Common but with Right of Survivorship

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 24, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SAVING AND EXCEPTING the following: Beginning at the Southeast corner of said Lot 24 at the intersection of the Altamont Drive and Cannon Avenue rights of way; thence Northerly along said Altamont Drive right of way line, 10.00 feet; thence Southwesterly to a point on the North right of way line of Cannon Avenue 60.00 feet Westerly of the Southeast corner of said Lot 24 (point of beginning); thence Easterly 60.00 feet to the point of beginning.

The true consideration for this conveyance is \$45,000.00.

ENCUMBRANCES:

Subject to: The said property is free from encumbrances except: Covenants, Conditions, restrictions, Reservations, Set Back Lines, Powers of Special Districts and Easements of record, if any.

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

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Deed (Special Warranty – Statutory Form)

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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 January 25, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

David Riley
David Riley
* c. Terri Riley
Terri Riley

State of OREGON

COUNTY of Josephine

This instrument was acknowledged before me on January 25, 2013
by David Riley and Terri Riley

Jan Rossknecht, Notary Public - State of Oregon
My commission expires: 7-4-2015

