

154
2003267-
ALF

2013-003591

Klamath County, Oregon

04/04/2013 01:17:38 PM

Fee: \$47.00



After recording return to:
Dan Lawler and Carey Hobbs-Lawler
931 Kane St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Dan Lawler and Carey Hobbs-Lawler
931 Kane St
Klamath Falls, OR 97603

File No.: 7021-2003267 (ALF)
Date: November 30, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John A. Cascamo and Katie Reginato Cascamo, husband and wife, Grantor, conveys and warrants to **Dan Lawler and Carey Hobbs-Lawler, 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 1: All of Lot 52 of Fair Acres Subdivision Number One, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Saving and Excepting therefrom the following described parcel as set out in deed from Melvin Floyd Brewster et ux, to Hiram S. Brewster, as grantee; said deed dated June 13, 1945 and recorded September 4, 1945 in Book 179 at page 438 of Deed Records of Klamath County, Oregon to wit; A strip of land 14 feet 2 inches off the North side of Lot 52, and a strip of land 45 feet, 10 inches off the South side of Lot 53, both of said strips extended by parallel lines from the East side line of Kane street to the Northwest line of the Enterprise Irrigation District Canal and all of said lands being and lying in Fair Acres subdivision Number One. Also Excepting therefrom the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Volume 349 at page 474, deed records of Klamath County, Oregon.

Parcel 2: All that portion of Lot 53 of Fair Acres Subdivision Number One, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southeasterly of the Enterprise Irrigation District Canal.

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.

Page 1 of 3

Consideration \$155,000.00

APN: **R450256**


Statutory Warranty Deed
- continued

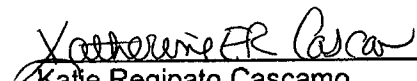
File No.: **7021-2003267 (ALF)**

The true consideration for this conveyance is **\$155,000.00**. (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, 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.

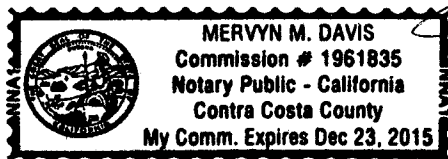
Dated this _____ day of _____, 20____.



John A. Cascamo


Katie Reginato Cascamo

STATE OF CALIFORNIA)
County of CONTRA COSTA) ss.

This instrument was acknowledged before me on this 16th day of MARCH, 2013
by John A. Cascamo and Katie Reginato Cascamo.




Mervyn M. Davis
Notary Public for CONTRA COSTA COUNTY, CALIFORNIA
My commission expires: 12-23-15