



THIS SPACE RESERVED FOR RECORDER'S USE

2013-005573

Klamath County, Oregon

05/17/2013 03:26:16 PM

Fee: \$42.00

After recording return to:

Edith Riley

5130 Larch Lane

Klamath Falls, OR 97601

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

Edith Riley

1397 Red Bud Drive

Klamath Falls, OR 97601

Escrow No. MT97476-SH

Title No. 0097476

SWD r.020212

STATUTORY WARRANTY DEED

Richard Mencarini and Dayle Mencarini, trustees, or their successors in trust, under the Mencarini Family Trust Dated July 30, 2009, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Edith Riley,

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 58, TRACT 1416, THE WOODLANDS-PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$172,500.00**.

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:

42 AMT

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 20 day of APRIL, 2013.

Mencarini Family Trust Dated July 30, 2009

BY: Richard Mencarini, Trustee
Richard Mencarini, Trustee

BY: Dayle Mencarini, Trustee
Dayle Mencarini, Trustee



State of Oregon
County of Klamath

This instrument was acknowledged before me on April 30, 2013 by Richard Mencarini and Dayle Mencarini, trustees of the Mencarini Family Trust Dated July 30, 2009.

(Notary Public for Oregon)

My commission expires 2/5/15