

**2013-005577**

Klamath County, Oregon

05/17/2013 03:36:16 PM

Fee: \$47.00

After recording return to:

Silbano Pena, Jr.6312 Climax AvenueKlamath Falls, OR 97603

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

Silbano Pena, Jr.6312 Climax AvenueKlamath Falls, OR 97603Escrow No. MT97013-LWTitle No. 0097013

SWD r.020212

STATUTORY WARRANTY DEED

Pamela Lynn Silcox, as to an undivided 1/3 interest, Phleet Erin Greear, as to an undivided 1/3 interest, and Mathew A. Silcox and Jennifer M. Silcox, as tenants in common as to an undivided 1/3 interest,

Grantor(s), hereby convey and warrant to

Silbano Pena, Jr.,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 3, Block 8 of THIRD ADDITION WINEMA GARDENS, 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 **\$138,000.00**.

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:

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 14th day of May, 2013

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

Pamela Lynn Silcox
Pamela Lynn Silcox

Mathew A. Silcox
Mathew A. Silcox

Jennifer M. Silcox
Jennifer M. Silcox

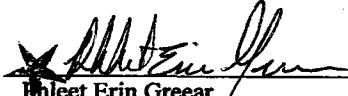
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5.14, 2013 by Pamela Lynn Silcox, Mathew A. Silcox and Jennifer M. Silcox.



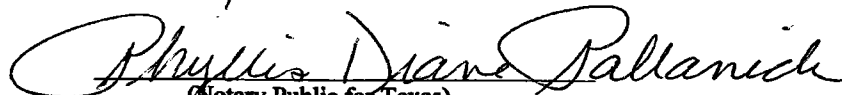
[Signature]
(Notary Public for Oregon)
My commission expires 12/20/14

SIGNATURE PAGE


Phleec Erin Greear

State of Texas
County of Nasawro

This instrument was acknowledged before me on May 15, 2013 by Phleec Erin Greear.


(Notary Public for Texas)

My commission expires 9-17-2013

