



2013-008218
Klamath County, Oregon
07/19/2013 11:15:05 AM
Fee: \$42.00

After recording return to:

David J. Davidson

PO Box 191

Oakridge, OR 97463

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

David J. Davidson

PO Box 191

Oakridge, OR 97463

Escrow No. OM148790SL

Title No. 0098321

SWD r.020212

STATUTORY WARRANTY DEED

**Ryan J. Abbate and Cari L. Abate, Co-Trustees of the Ryan and Cari Abbate Trust Established
December 16, 1998 and Gretchen H. Alenin,**

Grantor(s), hereby convey and warrant to

David J. Davidson and Leslie D. Davidson, as tenants by the entirety,

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 7 in Block 4, Tract 1069, 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 **\$65,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 17 day of July, 2013

Ryan J. Abbate and Cari L. Abate, Co-Trustees of the
Ryan and Cari Abbate Trust Established December 16,
1998

Gretchen H. Alenin
Gretchen H. Alenin

BY:

Ryan J. Abbate
Ryan J. Abbate, Co-Trustee

BY:

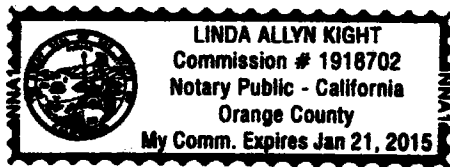
Cari L. Abbate
Cari L. Abbate, Co-Trustee

State of

County of

California
Orange

This instrument was acknowledged before me on July 17, 2013 by Ryan J. Abbate and Cari L. Abate, Co-Trustees of the Ryan and Cari Abbate Trust Established December 16, 1998 and Gretchen H. Alenin.



Linda Allyn Kight
(Notary Public)

My commission expires

1-21-2015