

2013-009999

Klamath County, Oregon

08/30/2013 01:34:21 PM

Fee: \$47.00

MT98352MS

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Kenneth C. Kring

4650 Thompson Avenue

Klamath Falls, OR 97603

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

Kenneth C. Kring

4650 Thompson Avenue

Klamath Falls, OR 97603

Escrow No. MT98352-MS

Title No. 0098352

SWD r.020212

STATUTORY WARRANTY DEED

Richard A. Pechinko and Mary J. Pechinko, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Kenneth C. Kring,

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:

Lots 5 and 6, Block 12, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER WITH the North 10 feet of the vacated alley lying immediately South of the above described property.

The true and actual consideration for this conveyance is **\$111,000.00**.

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.

47-AMH

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 29 day of AUG, 2013

X Richard A Pechinko
Richard A. Pechinko

X Mary J Pechinko
Mary J. Pechinko

STATE OF CALIFORNIA

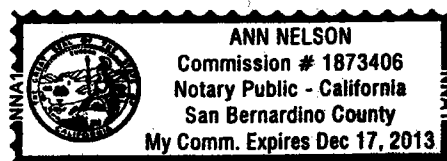
COUNTY OF San Bernardino^{ss.}

On 8.29.13, 2013 before me, Ann Nelson, Notary Public, personally appeared Richard A. Pechinko and Mary J. Pechinko personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Ann Nelson



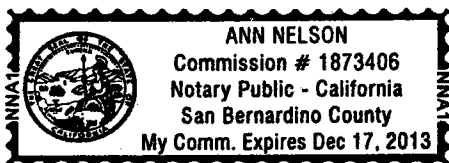
CALIFORNIA ALL-PURPOSE
ACKNOWLEDGMENT

State of California

County of San Bernardino

On 8.29.13 before me, Ann Nelson, Notary Public,
personally appeared Richard A. Rechinke and Mary T. Rechinke, who
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the
foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Description of attached document:

Title or Type of Document: Survey Affidavit

Document Date: 8/29/13 Number of Pages: 1

Signers other than named above: None

Capacity(ies) claimed by signer

Signer's Name Richard A. Rechinke and Mary T. Rechinke

Top of thumb here

Signer is Representing: SEWES

☒ Individuals

☐ Corporate Officer – Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

