



MT99038-DS

THIS SPACE RESERVED FOR RE

2013-011441  
Klamath County, Oregon  
10/09/2013 09:04:05 AM  
Fee: \$42.00

After recording return to:

LUIS S. LIEVANOS

P. O. Box 150

Malin, OR 97632

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

LUIS S. LIEVANOS

P. O. Box 150

Malin, OR 97632

Escrow No. MT99038-DS

Title No. 0099038

SWD r.020212

### STATUTORY WARRANTY DEED

**LOIS W. DONNELLY and DIANE R. BRANCACIO,**

Grantor(s), hereby convey and warrant to

**LUIS S. LIEVANOS and ESMERALDA SERRATO, 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:

Lots 5 and 6 in Block 1, TRACT 1181, 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 **\$60,000.00**.

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.**

4200

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 4th day of Oct., 2013.

  
LOIS W. DONNELLY

  
DIANE R. BRANCACIO

BY   
DIANE R. BRANCACIO, HER ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10-4, 2013 by DIANE R. BRANCACIO, ATTORNEY IN FACT FOR LOIS W. DONNELLY and DIANE R. BRANCACIO.

  
(Notary Public for Oregon)

My commission expires 9-8-17

