

15+ 2158324-LW

2013-011675  
Klamath County, Oregon  
10/16/2013 08:51:15 AM  
Fee: \$42.00



After recording return to:  
James R Migliaccio  
P.O. Box 1539  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
James R Migliaccio  
P.O. Box 1539  
Klamath Falls, OR 97601

File No.: 7021-2158324 (LW)  
Date: September 26, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Matthew L Ryser**, Grantor, conveys and warrants to **James R Migliaccio**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The East one-half (E 1/2) of Lot One (1) in Block Four (4) of Dixon Second Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof now on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Taxes for the fiscal year 2013-2014 a lien due, but not yet payable.

The true consideration for this conveyance is **\$32,000.00**. (Here comply with requirements of ORS 93.030)

F.  
47.-

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 10<sup>th</sup> day of October, 2013.

Matthew L Ryser  
Matthew L Ryser

STATE OF ~~Oregon~~ Idaho )

County of ~~Klamath~~ Twin Falls ) ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of October, 2013  
by **Matthew L Ryser**.

Layne W. Price  
Notary Public for ~~Oregon~~ Idaho

My commission expires: 12-1-18

LAYNE W. PRICE  
NOTARY PUBLIC  
STATE OF IDAHO