



2013-014029

Klamath County, Oregon

12/24/2013 12:11:55 PM

Fee: \$42.00

After recording return to:

John S. Salerno

1513 Avalon Street

Klamath Falls, OR 97603

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

John S. Salerno

1513 Avalon Street

Klamath Falls, OR 97603

Escrow No. MT99414-MS

Title No. 0099414

SWD r.020212

STATUTORY WARRANTY DEED

**Stephen A. Annear and Ariana L. Annear, Trustees or their Successors in Trust under The Annear
Loving Trust dated November 3, 1992,**

Grantor(s), hereby convey and warrant to

John S. Salerno,

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 2 in Block 1 of SUNNYLAND ADDITION to the City of Klamath Falls, 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 **\$89,500.00**.

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:

42amt

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 20th day of Dec. 2013.

Stephen A. Annear and Ariana L. Annear, Trustees or their
Successors in Trust under The Annear Loving Trust dated
November 3, 1992

BY: *Stephen A. Annear*
Stephen A. Annear, Trustee

BY: *Ariana L. Annear*
Ariana L. Annear, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on 12-20-, 2013 by Stephen A. Annear and Ariana L. Annear, Trustees or their Successors in Trust under The Annear Loving Trust dated November 3, 1992.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

