

18 2238291-ALF



After recording return to:  
Daniel S Hitson and Mary J Hitson  
1448 McGregor Ave  
Petaluma, CA 94954

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Daniel S Hitson and Mary J Hitson  
1448 McGregor Ave  
Petaluma, CA 94954

File No.: 7021-2238291 (ALF)  
Date: April 14, 2014

2014-005935

Klamath County, Oregon

06/04/2014 12:49:18 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RE

### STATUTORY WARRANTY DEED

**John Nicocia and Cheryl A Nicocia, husband and wife**, Grantor, conveys and warrants to **Daniel S Hitson and Mary J Hitson, husband and wife**, 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:

**A tract of land situated in Lot 69, FAIRACRES SUBDIVISION NO. 1, State of Oregon, described as follows:**

**Beginning at the Southwest corner of said Lot; thence North along the West 60 feet to the true point of beginning; thence continuing North along said West line 73 feet; thence east 150 feet; thence South 73 feet; thence West 150 to the point of beginning.**

**EXCEPT THEREFROM any portion lying within Homedale Road.**

**Subject to:**

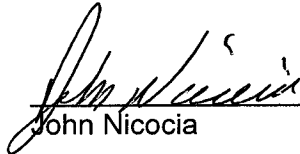
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

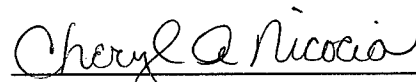
The true consideration for this conveyance is **\$104,900.00**. (Here comply with requirements of ORS 93.030)

F.  
52.00

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.

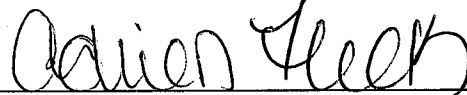
Dated this 3 day of June, 2014.

  
John Nicocia

  
Cheryl A Nicocia

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 3 day of June, 2014  
by **John Nicocia and Cheryl A Nicocia.**



Notary Public for Oregon  
My commission expires:

12-3-14

