



2014-007106

Klamath County, Oregon

07/07/2014 09:53:46 AM

Fee: \$47.00

After recording return to:

Power Forward Holdings LLC

620 ~~905~~ Main St. ~~Ste 200~~

Klamath Falls, OR 97601-6066

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

Power Forward Holdings LLC

620 ~~905~~ Main St. ~~Ste 200~~

Klamath Falls, OR 97601-6066

Escrow No. MT100830LW

Title No. 0100830

SWD r.020212

STATUTORY WARRANTY DEED

Michael T. Monciardini and Glenda J. Monciardini, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Power Forward Holdings LLC, an Oregon Limited Liability Company,

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 5 in Block 31 of FIRST 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 **\$113,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

\$47.00

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 30 day of June, 2014

Michael T. Monciardini
Michael T. Monciardini

Glenda J. Monciardini
Glenda J. Monciardini

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 30, 2014 by Michael T. Monciardini and Glenda J. Monciardini.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

