



THIS SPACE RESERVED FOR RECORD

2014-009012
Klamath County, Oregon
08/29/2014 12:53:06 PM
Fee: \$52.00

After recording return to:

John P. Codello

673 Del Fatti Lane

Klamath Falls, OR 97603

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

John P. Codello

673 Del Fatti Lane

Klamath Falls, OR 97603

Escrow No. MT100760CT

Title No. 0100760

SWD r.020212

STATUTORY WARRANTY DEED

Monte Goldbeck,

Grantor(s), hereby convey and warrant to

John P. Codello and Shayni D. Ross, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$167,000.00**.

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.

\$152,000

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.

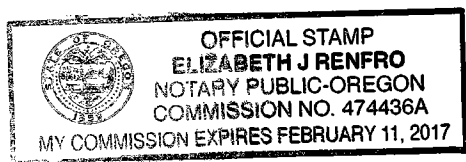
Dated this 27~~th~~th day of Aug, 2014

Monte Goldbeck
Monte Goldbeck

State of Oregon
County of CLATSOP

This instrument was acknowledged before me on 8-27-14 2014 by Monte Goldbeck.

[Signature]
(Notary Public for Oregon)



My commission expires 2-11-17

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of Land Situated in the NE1/4 of the SW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the SW1/4 and the North line of Del Fatti County Road; thence West along the North line of said road 660 feet to the true point of beginning; thence continuing along the said North Road line West 350 feet; thence North Parallel to the East line of the SW1/4 652 feet; thence East 350 feet; thence South 652 feet to the point of beginning.

READ AND APPROVED AS TO
FORM AND CONTENT

[Handwritten Signature]

Reference: Title Order No. 0100760
Escrow No. MT100760CT