

**2014-009750**

Klamath County, Oregon

09/19/2014 11:50:35 AM

Fee: \$47.00

After recording return to:

Anthony J. Mazzaglia

750 Sullivan Street

Weed, CA 96094

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

Anthony J. Mazzaglia

750 Sullivan Street

Weed, CA 96094

Escrow No. MT101610MS

Title No. 0101610

SWD r.020212

STATUTORY WARRANTY DEED

Leroy D. Ross and Terry A. Ross, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Anthony J. Mazzaglia,

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.

That part of Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point 523 feet West and 30 feet South of the Quarter corner of Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 209 feet; thence West 270 feet; thence North 209 feet; thence East 270 feet to the point of beginning. EXCEPTING that portion lying within the right of way of the Klamath Falls Malin Highway No. 39. TOGETHER WITH a tract of land situated in the NE1/4 NW1/4 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point from which the West 1/16 corner common to Section 1, Township 41 South, Range 10 East of the Willamette Meridian and said Section 12 bears North 115 feet and West 535.00 feet; thence West 19.00 feet; thence South 124.00 feet; thence East 19.00 feet; thence North 124.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$194,000.00**.

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

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 18th day of Sep, 2014

Leroy D. Ross
Leroy D. Ross

Terry A. Ross
Terry A. Ross

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/18, 2014 by Leroy D. Ross and Terry A. Ross.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14