



101551MS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-010007

Klamath County, Oregon

09/26/2014 01:59:46 PM

Fee: \$47.00

After recording return to:

Louis R. Garidel

3580 Pacheco Blvd, Apt C

Martinez, CA 94553

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

Louis R. Garidel

3580 Pacheco Blvd, Apt C

Martinez, CA 94553

Escrow No. MT101551MS

Title No. 0101551

SWD r.020212

STATUTORY WARRANTY DEED

Janet K. Pace, Trustee of the Robert S. Pace & Janet K. Pace Revocable Living Trust dated August 8, 1996,

Grantor(s), hereby convey and warrant to

Louis R. Garidel,

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 23, Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$129,000.00**.

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.

4700

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 23 day of 19, 2014.

Janet K. Pace, Trustee of the Robert S. Pace & Janet K.
Pace Revocable Living Trust dated August 8, 1996

BY:

Janet K. Pace Trustee
Janet K. Pace, Trustee

State of Oregon
County of Umatilla

This instrument was acknowledged before me on Sept 23rd, 2014 by Janet K. Pace, Trustee of the Robert S. Pace & Janet K. Pace Revocable Living Trust dated August 8, 1996.



Larissa Mae Ritzer
(Notary Public for Oregon)

My commission expires 8/18/2015