

187 2500810-MS



After recording return to:  
Barry Rigo  
11497 Tingley Lane  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Barry Rigo  
11497 Tingley Lane  
Klamath Falls, OR 97603

File No.: 7021-2500810 (MS)  
Date: August 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Oren Lavee and Aaron Lavee not as tenants in common, but with rights of survivorship,**  
Grantor, conveys and warrants to **Barry Rigo**, Grantee, the following described real property free of  
liens and encumbrances, except as specifically set forth herein:

The land referred to in this report is described in Exhibit A attached hereto.

**Subject to:**

1. The **2015-2016** Taxes, a lien not yet payable.
2. 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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 12 day of AUGUST, 2015

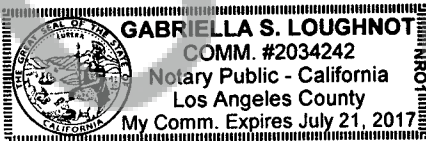
Oren Lavee

Aaron Lavee

STATE OF California )  
 )ss.  
County of Los Angeles )

This instrument was acknowledged before me on this 12<sup>th</sup> day of August, 2015  
by **Oren Lavee and Aaron Lavee.**

Gabrielle S. Longfist



Notary Public for California  
My commission expires: 07/21/2017

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Deed Volume M72 Page 1623, records of Klamath County, Oregon, which is North 12°14'37" West, 536.95 feet from the S1/4 corner of Section 1; thence North 03°24' West, along the Westerly line of said land 83.2 feet; thence North 23°39'30" East along the Westerly line of that tract of land described in deed Volume M72 Page 1625, records of Klamath County, Oregon, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46°09' West along said right of way 200.00 feet; thence South 43° 51' West, 50.00 feet; thence South 20°27'53" West, 679.84 feet to a point that bears North 67°44' West from the point of beginning; thence South 67°44' 205.00 feet to the point of beginning, with bearings based on recorded survey No. 625, as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM that portion thereof in State Highway 39 and 140 (Klamath Falls-Lakeview Highway) conveyed to the State of Oregon by and through its Department of Transportation Highway Division, by deed recorded July 27, 1973 in Volume M73 Page 9718, records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress granted by instrument recorded February 13, 2003 in Volume M03 Page 8819, records of Klamath County, Oregon.

Tax Parcel Number: R509220