



2016-008702
Klamath County, Oregon
08/16/2016 03:14:00 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Wyles and Maria Wyles
2555 Radcliffe Avenue
Klamath Falls, OR 97601

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

John Wyles and Maria Wyles
2555 Radcliffe Avenue
Klamath Falls, OR 97601

File No. 122378AM

STATUTORY WARRANTY DEED

Michael A. Mauro and Sheree A. Mauro, as Tenants in Common ,

Grantor(s), hereby convey and warrant to

John Wyles and Maria Wyles 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:

**Lot 28 in Block 306 of DARROW ADDITION to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$76,000.00.

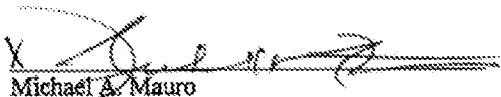
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

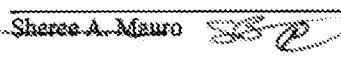
2016-2017 Real Property Taxes, a lien not yet due and payable

This document is being signed in counterpart.

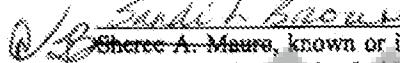
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEED TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 FEED 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 15th day of August, 2016.


Michael A. Mauro

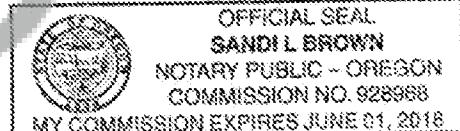

Sheree A. Mauro

State of OREGON } ss
County of WES }

On this 15 day of Aug, 2016, before me,

a Notary Public in and for said state, personally appeared Michael A. Mauro and
Sheree A. Mauro, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

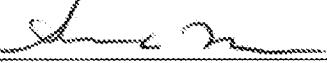

Notary Public for the State of OREGON
Residing at WES
Commission Expires: 6-1-17



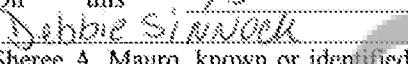
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Dated this 15th day of Aug, 2016.

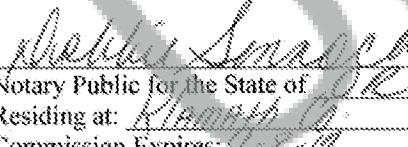
X
Michael A. Mauro


Sheree A. Mauro

State of Oregon } ss
County of Klamath }

On this 15th day of August, 2016, before me,

a Notary Public in and for said state, personally appeared Michael A. Mauro and
Sheree A. Mauro, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Placerville, CA
Commission Expires: 7-31-17

