



2017-001405

Klamath County, Oregon

02/09/2017 09:26:00 AM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Richard Caserta and Sharon Caserta

PO Box 857

Keno, OR 97627

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

Richard Caserta and Sharon Caserta

PO Box 857

Keno, OR 97627

File No. 152075AM

STATUTORY WARRANTY DEED

Lewis R. Alves and Vicki R. Alves, Trustees of the Alves Family Trust, dated May 17, 2002,

Grantor(s), hereby convey and warrant to

Richard Caserta and Sharon Caserta,

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, TRACT 1406, SECOND ADDITION TO MISTY MOUNTAIN, 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 **\$27,000.00.**

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:

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 6th day of FEB, 2017.

The Alves Family Trust

By: Lewis R. Alves
Lewis R. Alves, Trustee

By: Vicki R. Alves
Vicki R. Alves, Trustee

State of CALIFORNIA } ss:
County of EL DORADO }

On this 6th day of FEB, 2017, before me, JACK STEPHENS a Notary Public in and for said state, personally appeared Lewis R. Alves and Vicki R. Alves, 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.

[Signature]
Notary Public for the State of CA
Residing at: COOL, CA
Commission Expires: 11-19-2018

