



THIS SPACE RESERVED FOR

**2019-006532**

**Klamath County, Oregon**

06/11/2019 10:27:01 AM

Fee: \$87.00

After recording return to:  
Anita Carrio and David Carrio  
3440 Bristol Avenue  
Klamath Falls, OR 97603

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

Anita Carrio and David Carrio  
3440 Bristol Avenue  
Klamath Falls, OR 97603

File No. 293114AM

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### STATUTORY WARRANTY DEED

**Latania Marie Chura and Nickolas Ryan Chura, each to an undivided 50% interest,**

Grantor(s), hereby convey and warrant to

**Anita Carrio and David Carrio, 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:

**A tract of land situated in Lot 21 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point of the North line of said Lot, which is 165 feet East of the Northwest corner thereof; thence South parallel to the West line of said Lot 263.9 feet to the North line of Lot 18 Casitas; thence East to the East line of Lot 21; thence North to a point that is 106 feet South of the Northeast corner of Lot 21; thence West 71 feet; thence North 106 feet; thence West to the point of beginning.**

**EXCEPTING THEREFROM the Northerly 5 feet conveyed to Klamath County by instrument recorded April 5, 1957 in Volume 290 at page 610, Deed Records of Klamath County, Oregon.**

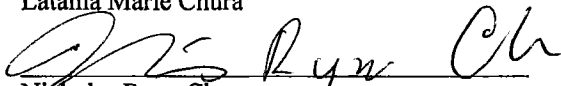
The true and actual consideration for this conveyance is \$132,900.00.

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 4<sup>th</sup> day of June, 2019.


  
Latania Marie Chura

  
Nickolas Ryan Chura

State of OREGON } ss  
County of MULTNOMAH

On this 7 day of JUNE, 2019, before me, Lidia Shibanov a  
Notary Public in and for said state, personally appeared Latania Marie Chura and Nickolas Ryan Chura, 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: MULTNOMAH  
Commission Expires: AUG - 9 2020

