



THIS SPACE RESERVED FOR

2019-014760

Klamath County, Oregon

12/19/2019 12:13:01 PM

Fee: \$87.00

After recording return to:

Oscar Alonso and Alesya Neverov

2126 Kelsey Ln

Klamath Falls, OR 97603

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

Oscar Alonso and Alesya Neverov

2126 Kelsey Ln

Klamath Falls, OR 97603

File No. 334423AM

### STATUTORY WARRANTY DEED

**Joseph PK Reister and Jennifer Del Santo-Reister, who acquired title as Jennifer Del'Santo-Reister, Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Oscar Alonso and Alesya Neverov, 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 16, Tract 1304, PLEASANT VISTA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

#### TOGETHER WITH:

**A portion of Lot 12, Tract 1304 Pleasant Vista Subdivision located in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest corner of Lot 16 as shown on said Tract 1304; thence South 00°10'00" West, along the East line of Lot 12 of said Tract 1304, 90.28 feet to the Southeast corner of said Lot 12; thence North 89°50'00" West, along the South line of said Lot 12, 40 feet to the Southwest corner of said Lot 12; thence North 24°03'47" East, 98.74 feet more or less to the Northwest corner of said Lot 16 and point of beginning.**

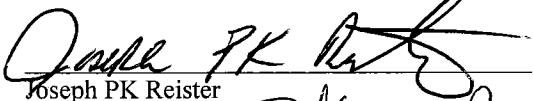
The true and actual consideration for this conveyance is \$263,500.00.

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

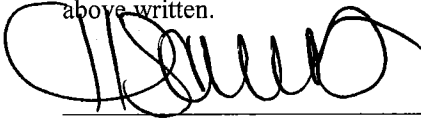
14 day of Dec. 2019

  
Joseph PK Reister

  
Jennifer Del Santo-Reister

State of Oregon } ss  
County of Klamath }

On this 14 day of December, 2019, before me,  a Notary Public in and for said state, personally appeared Joseph PK Reister and Jennifer Del Santo-Reister, 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: Klamath County  
Commission Expires: Dec. 17 2021

