

**Grantor Name and Address:**

STEVEN W. ZUBER  
PO Box 5359  
Central Point, OR 97502

**Grantee Name and Address:**

MELISSA MONACO  
53 Stoudenmire Dr.  
Cameron, SC 29030

**After recording, return to (Name and Address):**

\*  
\* **Returned at Counter**  
\*

**Send all tax statement to (Name and Address):**

MELISSA MONACO  
53 Stoudenmire Dr.  
Cameron, SC 29030

**2020-009187****Klamath County, Oregon****00262753202000091870010017****07/27/2020 02:09:08 PM****Fee: \$82.00****WARRANTY DEED - STATUTORY FORM**


STEVEN W. ZUBER, Grantor, conveys and warrants to MELISSA MONACO, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath, County, Oregon:

Lot 5 in Block 4 of MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

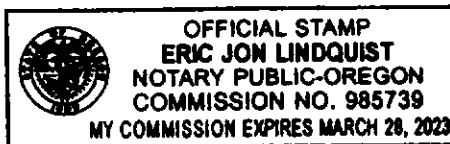
This property is free from encumbrances except (if none, so state): None.

The true consideration for this conveyance is \$17,000.00. (See requirements of ORS 93.030)

DATED 07/27/2020; any signature on behalf of a business or other entity is made with the authority of that entity.

  
STEVEN W. ZUBER

State of Oregon  
County of Jackson



This instrument was acknowledged before me on (date) 07/27/2020 by STEVEN W. ZUBER.

  
Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Copyright © 2018, Legal Document Center, All rights reserved.