



After recording return to:  
Sebastian S. Lavino and Traci L.  
Lavino  
90 Solitude Peak Dr  
Martinez, CA 94553-6168

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Sebastian S. Lavino and Traci L. Lavino  
90 Solitude Peak Dr  
Martinez, CA 94553-6168  
**432484 AM**  
File No.: 7064-3646073 (SNB)  
Date: December 28, 2020

THIS SPACE RESERVED FOR RECORD

**2021-002506**

**Klamath County, Oregon**

02/19/2021 11:52:01 AM

Fee: \$87.00

### **STATUTORY WARRANTY DEED**

**John Muenchow and Galina Muenchow**, Grantor, conveys and warrants to **Sebastian S. Lavino and Traci L. Lavino as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 9, Block 4, TRACT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:  
**First American Title**  
**395 SW Bluff Drive, Suite 100**  
**Bend, OR 97702**

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.

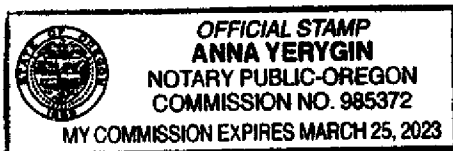
Dated this 16 day of February, 2021.

  
John Muenchow

  
Galina Muenchow

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 16 day of February, 2021  
by **John Muenchow and Galina Muenchow**.



  
Notary Public for Oregon

My commission expires: 03/25/2023