

2000 OCT 24 PM 3:17

MTL 52387-LW
WARRANTY DEED

Vol M00 Page 38794

BYRON T. SAGUNSKY M.D., P.C. PENSION & PROFIT SHARING PLAN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KAREN A. VOLPE and SHERRIL F. SHELTON, with the rights of survivorship,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 133, RUNNING Y RESORT, PHASE 2, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN OFFICE OF THE COUNTY, OREGON,

3808-04CO-04900 881364

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 99,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5921 TRAJAN DRIVE, FAIROAKS, CA 95628

Dated this 17th day of Oct., 2000.

BYRON SAGUNSKY M.D., P.C. PENSION &
PROFIT SHARING PLAN
BY: Byron T. Sagunsky
BYRON T. SAGUNSKY, MANAGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 17, 2000 by BYRON
T. SAGUNSKY AS MANAGER OF THE BYRON T. SAGUNSKY M.D., P.C. PENSION & PROFIT
SHARING PLAN.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT52387-LW

Return to:
KAREN A. VOLPE
5921 TRAJAN DRIVE
FAIROAKS, CA 95628



State of Oregon, County of Klamath
Recorded 10/24/00, at 3:17 p.m.
In Vol. M00 Page 38794
Linda Smith,
County Clerk Fee \$ 21⁰⁰