



After recording return to:  
ERI, Qualified Intermediary for  
Doherty  
Dunlin Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
ERI, Qualified Intermediary for  
Doherty  
Dunlin Lane  
Klamath Falls, OR 97601  
File No.: 7021-291168 (SAC)  
Date: December 18, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 12/24/03 11:16 A m  
Vol M03 Pg 92973-74  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

Joshua Podell and Roni Podell, as to an undivided 1/2 interest and Bruce L. Brofman, M.D., Regina M. Gluffrida, M.D., Lynne A. Brofman, and John McMenemon, as Trustees of the Bruce L. Brofman, M.D., Regina M. Gluffrida, M.D. and Antoinette Nigro, M. D., P. C. Retirement Trust as to an undivided 1/2 interest, Grantor, conveys and warrants to John W. Doherty, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 952 Running Y Resort Phase 11 First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

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.


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 consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

26F

APN: R889115

Statutory Warranty Deed  
- continuedFile No.: 7021-291168 (SAC)  
Date: 12/18/2003
  
 Joshua Podell

  
 Roni Podell

Bruce L. Brofman, M.D., Regina M. Giuffrida,  
M.D., Lynne A. Brofman, and John  
McMenemon, as Trustees of the Bruce L.  
Brofman, M.D., Regina M. Giuffrida, M.D.,  
and Antoinette Nigro, M.D., P.C. Retirement  
Trust

  
 Bruce L. Brofman, Trustee

~~Regina M. Giuffrida, M.D., Trustee~~
~~Lynne A. Brofman, Trustee~~
~~John McMenemon, Trustee~~

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10th day of December, 2003  
by Joshua Podell and Roni Podell and the Brofman, Giuffrida, & Nigro Trust.

  
 Notary Public for Oregon New York

 My commission expires: 4.9.07

BARBARA D. BURROUGHS  
Notary Public, State Of New York  
No. 01BU6056918  
Qualified in Westchester County  
Commission Expires April 09, 2007