

mtc - 70764 LW



State Of Oregon, County Of Klamath

M05-62426

08/22/2005 10:39:14 AM

Of Pages 2 Fee: \$26.00

After recording return to:

DAVID A EDELSON

P.O. BOX 6455

MORAGA, CA 94570-6455

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

DAVID A EDELSON

P.O. BOX 6455

MORAGA, CA 94570-6455

Escrow No. MT70764-LW

Title No. 0070764

SWD

STATUTORY WARRANTY DEED

GARY WINSTON, TRUSTEE OF THE WINSTON FAMILY TRUST DATED OCTOBER 29, 1993, Grantor(s) hereby convey and warrant to DAVID A EDELSON and JOAN DEBORAH B. ~~EDELSON~~, 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 998, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-008D0-05200-000

Key No: 890109

**EDELSON

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:

The true and actual consideration for this conveyance is \$190,000.00.

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.

Dated this 16th day of August, 2005

GARY WINSTON, TRUSTEE OF THE WINSTON FAMILY TRUST DATED OCTOBER 29, 1993

BY: Gary Winston Trustee
GARY WINSTON, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2005 by GARY WINSTON, TRUSTEE OF THE WINSTON FAMILY TRUST DATED OCTOBER 29, 1993.

(Notary Public for Oregon)

My commission expires _____

2600.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Marin

} ss.

On

8-16-05

Date

before me, Karen DeLise, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

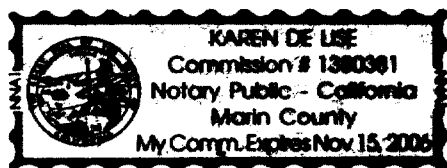
Gary Winston

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Karen DeLise

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory warranty deed

Document Date:

8-16-05

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here