



After recording return to:  
Lane Fridell and Carole Gaasch  
3355 Captains Corner  
San Diego, CA 92136

Until a change is requested all tax statements  
shall be sent to the following address:  
Lane Fridell and Carole Gaasch  
3355 Captains Corner  
San Diego, CA 92136

File No.: 7021-661729 (DMC)  
Date: August 26, 2005

State Of Oregon, County Of Klamath

**M05-63457**

09/02/2005 01:03:07 PM

# Of Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Court Wilson, Trustee of the Court Wilson Revocable Trust dated June 17, 1999 and Richard J. Piacenza, Trustee of the Richard J. Piacenza Revocable Trust, dated June 17, 1999, Grantor,** conveys and warrants to **Lane Fridell and Carole Gaasch as tenants by the entirety, Grantee,** the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 483 Running Y Resort, Phase 5, 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. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$325,000.00**. (Here comply with requirements of ORS 93.030)

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Dated this 30<sup>th</sup> day of August, 2005.

Court Wilson Revocable Trust dated June 17,  
1999

Court Wilson, Trustee  
Court Wilson, Trustee

Richard J. Piacenza Revocable Trust

Richard J. Piacenza, Trustee  
RICHARD

STATE OF California )  
County of San Diego ) ss.

This instrument was acknowledged before me on this 30<sup>th</sup> day of August, 2005  
by Court Wilson and Richard J. Piacenza as Trustees of Court Wilson Revocable Trust and Richard J.  
Piacenza Revocable Trust, on behalf of the Court Wilson Revocable Trust and Richard J. Piacenza  
Revocable Trust.



N. Oliver  
Notary Public for  
My commission expires: May 6, 2009