

After recording return to: Jack Randazzo and Frances Randazzo 2621 Sportsland Ct Chiloquin, OR. 97624

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

Jack Randazzo and Frances Randazzo 8674 So. West Ave

Fresno, Ca. 93706

File No.: 7021-664920 (BS) Date: August 31, 2005

M05-64255

Klamath County, Oregon 09/14/2005 03:28:13 PM Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Garry G. Ruiter, Grantor, conveys and warrants to Jack Randazzo and Frances Randazzo, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 19 in Block 15, OREGON SHORES, 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.
- 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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)



APN: 225651

Statutory Warranty Deed - continued

File No.: 7021-664920 (BS)

Date: 08/31/2005

| Dated this _ | 1st day of Sept. | , 20 <u>05</u> . | |
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| KRi | utu | | |
| Garry G. F | Ruiter | | |
| STATE OF | Oregon CALIFORNIA)ss. | | |
| County of | Klamath () CONTRA COSTA | me on this $\frac{15^{t}}{100}$ day of $\frac{5eptember}{1000}$, 200. | 4 |
| This instrun by Garry G | nent was acknowledged before (. Ruiter. | me on this / day of September, 2010 | _ |
| io e | J. RAMIREZ COMM. # 1388465 POTARY PUBLIC-CALIFORNIA O CONTRA COSTA COUNTY O COMM. EXP. DEC. 31, 2006 | Notary Public for Oregon My commission expires: $1 \ge -31-04$ | |