



M06-02662

Klamath County, Oregon

02/10/2006 03:10:04 PM

Pages 1 Fee: \$21.00

After recording return to:

PETER W. FONDI AND JUDITH L. FONDI  
REVOCABLE LIVING TRUST

PO BOX 5153

KLAMATH FALLS, OR 97601

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

PETER W. FONDI AND JUDITH L. FONDI  
REVOCABLE LIVING TRUST

PO BOX 5153

KLAMATH FALLS, OR 97601

Escrow No. MT73355-TM

Title No. 0073355

SWD

MTC 73355-TM

### STATUTORY WARRANTY DEED

**KLAMATH FALLS CITY SCHOOLS, A MUNICIPAL CORPORATION**, Grantor(s) hereby convey and warrant to **PETER W. FONDI AND JUDITH L. FONDI, TRUSTEES OF THE PETER W. FONDI AND JUDITH L. FONDI REVOCABLE LIVING TRUST**, 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 7 in Block 8 of FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DB-06800-000

Key No: 302595

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 **\$150,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 10 day of February, 2006.

KLAMATH FALLS CITY SCHOOLS, A MUNICIPAL CORPORATION

BY: Cecelia Amuchastegui

CECELIA AMUCHASTEGUI, SUPERINTENDANT

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 10, 2006 by CECELIA AMUCHASTEGUI AS SUPERINTENDANT OF KLAMATH FALLS CITY SCHOOLS, A MUNICIPAL CORPORATION.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00