

MTC 75926-DS

THIS SPACE

2006-016940

Klamath County, Oregon



08/22/2006 03:03:38 PM

Fee: \$21.00

After recording return to:

Peter W. Fondi, Trustee

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, Trustee

PO Box 5153

Klamath Falls, OR 97601

Escrow No. MT75926-DS

Title No. 0075926

SWD

STATUTORY WARRANTY DEED

Rhonda D. Platt and Terra Agueda not as tenants in common, but with right of survivorship,
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 dated June 17, 2003,** 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 90 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AC-05600-000

Key No: 512653

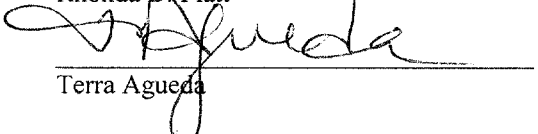
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$80,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 22nd day of August, 2006.

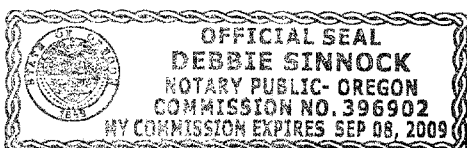

Rhonda D. Platt

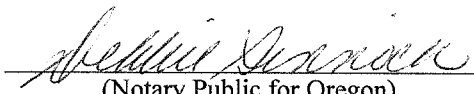

Terra Agueda

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8-22, 2006 by Rhonda D. Platt and Terra Agueda.




(Notary Public for Oregon)

My commission expires 9-8-09

21.00