

2007-004856

Klamath County, Oregon



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03/20/2007 03:06:48 PM

Fee: \$26.00

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RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

**PETER & JUDITH FONDI REVOCABLE LIVING TRUST
PO BOX 5753
KLAMATH FALLS, OR 97601**

1. Name(s) of the Transaction(s):

SPECIAL WARRANTY DEED

2. Direct Party (Grantor):

BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES

3. Indirect Party (Beneficiary):

NONE

4. True and Actual Consideration Paid:

\$260,000.00

5. Legal Description:

**Lots 4, 5, 6, 7, 8, 9, 10 and 11 in Block 59 of SECOND ADDITION TO ~ HOT
SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon, TOGETHER with that portion of the vacated alley adjoining said Lots 4, 5,
6 and 11 on the Northeasterly side thereof which inured thereto by instrument
recorded in Volume 123 at page 85 and Volume 217 at page 153, Deed Records of
Klamath County, Oregon.**

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES, a Delaware corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE PETER W. FONDI AND JUDITH L. FONDI, TRUSTEES OF THE PETER W. FONDI AND JUDITH L. FONDI, REVOCABLE LIVING TRUST DATED JUNE 17, 2003 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 4, 5, 6, 7, 8, 9, 10, and 11 in Block 59 of SECOND ADDITION TO HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with that portion of the vacated alley adjoining said Lots 4, 5, 6, and 11 on the Northeasterly side thereof which inured thereto by instrument recorded in Volume 123 at page 85 and Volume 217 at page 153, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the said grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$260,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument on MARCH 15, 2007; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

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.

BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES

Matthew J. Fanoe
Corporate Director
Real Estate & Facilities

STATE OF GEORGIA, County of Cobb) ss.

This instrument was acknowledged before me on MARCH 15, 2007, by MATTHEW J. FANOE

CORPORATE DIRECTOR OF REAL ESTATE & FACILITIES
of BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES

Nancy L. Kallaus
Notary Public for Georgia

My commission expires: 5/15/08

c/o Coca-Cola Enterprises Inc.
2500 Windy Ridge Parkway
Atlanta, GA 30339

Grantor's name and address

Peter & Judith Fondi Revocable Living Trust
P. O. Box 5753
Klamath Falls, OR 97601

Grantee's name and address

recording return to:

Peter & Judith Fondi Revocable Living Trust

Name, address, zip

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

Peter & Judith Fondi Revocable Living Trust

Name address, zip

STATE OF OREGON,

County of _____ (ss)

I certify that the within instrument was received for record on the _____ day of _____, 2007, at _____ o'clock _____ M, and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Records of After Deeds of said county.

SPACE

RESERVED

FOR

RECORDER'S

USE

Witness my hand and seal of County affixed.

Name

Title

By

Deputy