

2007-006968

Klamath County, Oregon



00020302200700069680010018

04/16/2007 02:46:26 PM

Fee: \$21.00

After Recording Return to:

ROBERT LOUIS BIONDA LIVING TRUST

ROBERT L. BIONDA, TRUSTEE

7233 Meledy Dr  
Rohnert Park, Calif. 94928

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERT LOUIS BIONDA LIVING TRUST

Same as above

ATE: 64644 ms

**WARRANTY DEED**

(INDIVIDUAL)

JAMES P. CAMOZZI AND CYNTHIA A. CAMOZZI, TRUSTEES OF THE CAMOZZI FAMILY LIVING TRUST, herein called grantor, convey(s) to ROBERT L. BIONDA, TRUSTEE OF THE ROBERT LOUIS BIONDA LIVING TRUST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 15, 16 and 17, Block 47, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 011 MAP 3911-010CC TL 01300 KEY #607338

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$92,500.00.  
(here comply with the requirements of ORS 93.930)

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 April 10, 2007.

CAMOZZI FAMILY LIVING TRUST

James P. Camozzi  
BY: JAMES P. CAMOZZI, TRUSTEE

Cynthia A. Camozzi  
BY: CYNTHIA A. CAMOZZI, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On April 16<sup>th</sup>, 2007 personally appeared the above named JAMES P. CAMOZZI AND CYNTHIA A. CAMOZZ AS TRUSTEES OF THE CAMOZZI FAMILY LIVING TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064644

\$21-A

Before me: C. Jantvold  
Notary Public for Oregon  
My commission expires: 02/09/11

Official Seal

