

2007-008286

Klamath County, Oregon



05/08/2007 11:23:07 AM

Fee: \$21.00

After Recording Return to:

ROBERTO E. BUENDIA and CYNTHIA M. BUENDIA
2187 CLIPPERSHIP DRIVE
FAIRFIELD, CA. 94534

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERTO E. BUENDIA and CYNTHIA M. BUENDIA
2187 CLIPPERSHIP DRIVE
FAIRFIELD, CA. 94534

ATE: 64719MS

WARRANTY DEED
(INDIVIDUAL)

MAX BLUMENFELD, TRUSTEE OF THE BLUMENFELD GST EXEMPT QTIP TRUST, herein called grantor, convey(s) to ROBERTO E. BUENDIA and CYNTHIA M. BUENDIA, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, RUNNING Y RESORT, PHASE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 052 MAP 3808-009A0 TL 00500 KEY# 881270

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 \$175,000.00.
(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 May 2, 2007.

BLUMENFELD GST EXEMPT QTIP TRUST


BY: MAX BLUMENFELD, TRUSTEE

STATE OF CALIFORNIA, County of RIVERSIDE) ss.

On MAY 5, 2007, 2007 personally appeared the above named MAX BLUMENFELD, TRUSTEE OF THE GST EXEMPT QTIP TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

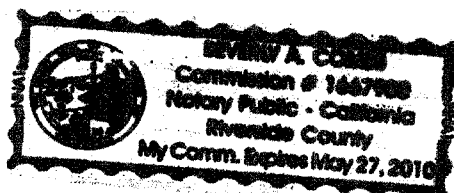
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064719

Before me: BEVERLY A. COMBS
Notary Public for CALIFORNIA
My commission expires: 5-27-2010

Official Seal



\$21.00