



00034398200700187610010019

11/01/2007 01:27:16 PM

Fee: \$21.00

After Recording Return to:
Ronald R. Rooner, Trustee
25748 Sarape Ct.
Valencia, Ca 91355
Until a change is requested all tax statements
Shall be sent to the following address:
Same as above

ATE - 65319ms

WARRANTY DEED
(INDIVIDUAL)

BARBARA J. LOMBARDO and JEFFREY S. ROMEO, herein called grantor, convey(s) to RONALD R. ROONER AND JOANNA P. ROONER, TRUSTEES OF THE RONALD R. ROONER AND JOANNA P. ROONER LIVING TRUST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 759, RUNNING Y RESORT, PHASE 9, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 162 MAP 3808-010C0 TL 06000 KEY #886718

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 \$110,000.00.
(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 October 26, 2007.

Barbara J. Lombardo
BARBARA J. LOMBARDO
Jeffrey S. Romeo
JEFFREY S. ROMEO

STATE OF Pennsylvania County of Chester ss.

On October 27, 2007, 2007 personally appeared the above named BARBARA J. LOMBARDO and JEFFREY S. ROMEO 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.: 00065319

Before me: _____
Notary Public for _____
My commission expires: _____

Official Seal

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Barry B. DiLibero, Notary Public
West Vincent Twp., Chester County
My Commission Expires Feb. 14, 2010

Member, Pennsylvania Association of Notaries

#2100 A