

2008-007132

Klamath County, Oregon



00046187200800071320010014

05/14/2008 11:14:13 AM

Fee: \$21.00

After Recording Return to:

JANE P. RIDDLE and DIANA L. LUNDBOM

~~645 Neil Avenue #701~~ 990 Bald Rock Rd.
~~Columbus, Ohio 43215~~ /Berry Creek, CA. 95916

Until a change is requested all tax statements

Shall be sent to the following address:

JANE P. RIDDLE and DIANA L. LUNDBOM

~~645 Neil Avenue #701 /~~
~~Columbus, Ohio 43215~~

Same as above

ATE = 65773-MS

WARRANTY DEED
(INDIVIDUAL)

MARK N. WAYNE and MARION G. PODESTA-WAYNE, herein called grantor, convey(s) to JANE P. RIDDLE and DIANA L. LUNDBOM, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 66, RUNNING Y RESORT, PHASE 1, according to the official Plat thereof on file in the office of the Clerk of Klamath County, Oregon

CODE 162 MAP 3808-004CO TL 01700 KEY#881332

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 \$675,000.00.
(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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [May 5, 2008].

MARK N. WAYNE

MARION G. PODESTA-WAYNE

STATE OF CALIFORNIA, County of Riverside -) ss.

On May 6, 2008 personally appeared the above named MARK N. WAYNE and MARION G. PODESTA-WAYNE 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.: 65773MS

Before me:

Notary Public for California

My commission expires: [4/22/2010]

Official Seal

