

MT083219-LW

THIS SPACE RE

2008-012864

Klamath County, Oregon



09/15/2008 03:24:56 PM

Fee: \$21.00

After recording return to:

ROBERT FREDERICKS

1644 FOX SPRINGS CIRCLE

NEWBURY PARK, CA 91320

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

ROBERT FREDERICKS

1644 FOX SPRINGS CIRCLE

NEWBURY PARK, CA 91320

Escrow No. MT83219-LW

Title No. 0083219

SWD

STATUTORY WARRANTY DEED

AMY CIPES, TRUSTEE OF THE AMY RABKIN CIPES FAMILY LIVING TRUST WHO ACQUIRED TITLE AS
AMY CIPES, TRUSTEE OF THE AMY RABKIN FAMILY LIVING TRUST, Grantor(s) hereby
convey and warrant to **ROBERT FREDERICKS**, Grantee(s) the following described real property in the
County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 921, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$95,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 28 day of Aug, 2008.

AMY CIPES, TRUSTEE OF THE AMY RABKIN CIPES FAMILY LIVING TRUST WHO ACQUIRED TITLE AS
AMY CIPES, TRUSTEE OF THE AMY RABKIN FAMILY LIVING TRUST

BY: Amy Cipes, trustee
AMY CIPES, TRUSTEE

State of Oregon

County of KLAMATH Jackson

This instrument was acknowledged before me on August 28, 2008 by AMY CIPES, TRUSTEE & AMY RABKIN
FAMILY LIVING TRUST.

Carrie Andries
(Notary Public for Oregon)

My commission expires 3/26/10

