

MTL 83022-LW

THIS SPACE RE:

2008-012995
Klamath County, Oregon



09/17/2008 02:42:01 PM

Fee: \$21.00

After recording return to:

ELEUTHERIOS A. JOAKIMIDES

-4760 Harrier Dr.

-Klamath Falls, OR 97601

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

ELEUTHERIOS A. JOAKIMIDES

-4760 Harrier Dr.

-Klamath Falls, OR 97601

Escrow No. MT83022-LW

Title No. 0083022

SWD

STATUTORY WARRANTY DEED

ENTRUST ARIZONA FBO JOHN PAPPAS IRA #10559, Grantor(s) hereby convey and warrant to **ELEUTHERIOS A. JOAKIMIDES and LAUREL E. JOAKIMIDES**, as tenants by the entirety, 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 1246, Tract 1446, RUNNING Y RESORT, PHASE 6, THIRD 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 **\$349,950.00**.

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 15th day of September, 2008.

ENTRUST ARIZONA FBO JOHN PAPPAS IRA #10559

BY: Porfilia Gloria
PORFILIA GLORIA, AUTHORIZED SIGNER

ENTRUST ARIZONA, LLC

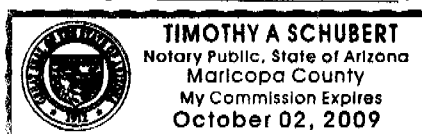
BY: Porfilia Gloria
Its: Authorized Signer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 15, 2008 by /Porfilia Gloria at Authorized Signer for ENTRUST ARIZONA FBO JOHN PAPPAS IRA #10559

[Signature]
(Notary Public for Oregon) Arizona

My commission expires 10-2-2009



21amt