

WTC 83109-KR

THIS SPACE RESEI

2008-015006

Klamath County, Oregon



00055789200800150060020020

11/05/2008 01:31:20 PM

Fee: \$26.00

After recording return to:

Mark Spitsbergen

2857 Southern Oak Road

Ramona, CA 92065

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

Mark Spitsbergen

2857 Southern Oak Road

Ramona, CA 92065

Escrow No. MT83109-KR

Title No. 0083109

SWD

STATUTORY WARRANTY DEED

Individually
Leonard Baio, as to Tract 1, and Leonard L. Baio and Kay I. Baio, Trustees of the Baio Family Trust, dated July 18, 1994, as to Tracts 2 and 3, Grantor(s) hereby convey and warrant to Mark Spitsbergen John C. Ward, as tenants in common, Grantee(s) the following described real property in the County of KLAMATH/LAKE and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

* and

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:

The true and actual consideration for this conveyance is \$1,200,000.00.

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 4th day of November, 2008

Baio Family Trust, dated July 18, 1994

X BY: Leonard L. Baio TTEE
Leonard L. Baio, Trustee

X BY: Kay I. Baio TTEE
Kay I. Baio, Trustee

X Leonard Baio TTEE
Leonard Baio, Individually

STATE OF CALIFORNIA

COUNTY OF Contra Costa ss. Pat Cooper

On 11/4/2008, 2008 before me, Pat Cooper personally appeared Leonard Baio, individually and Leonard L. Baio and Kay I. Baio, Trustees of the Baio Family Trust, dated July 18, 1994 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Pat Cooper



264mt

EXHIBIT "A"
LEGAL DESCRIPTION

Klamath County Property:

TRACT 1:

Parcels 1, 2, and 3 of Final Partition Map #24-92, said Partition being located in Sections 13, 14, 15, 23, 24, 25 and 26 of Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, and in Section 30, Township 37 South, Range 16 East, Lake County, Willamette Meridian. EXCEPT that portion of said Parcel 1 lying in Lake County, Oregon; AND EXCEPT that certain strip of land 100 feet wide conveyed to Bly Logging Company by Deed recorded July 31, 1929 in Volume 87, page 513, Deed Records of Klamath County, Oregon, and as delineated on the face of said Final Partition Map; AND EXCEPT those portions conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded August 8, 1995 in Volume M95, page 20941, Microfilm Records of Klamath County, Oregon; AND EXCEPT that portion of said Parcel 3 in Section 15, Township 37 South, Range 15 East, Klamath County, Oregon, lying Southerly of State Highway 140 as conveyed to Danny Baio by deed recorded March 10, 1999 in Volume M99, page 8512, Microfilm Records of Klamath County, Oregon.

Lake County Property:

TRACT 2:

In the County of Lake, State of Oregon, as follows:

Township 37 South, Range 16 East of the Willamette Meridian,
Section 30:

Government Lot 2 & 3;

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$;

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, EXCEPTING THEREFROM

That portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 23, 1988, in Book 210 at Page 143 and recorded August 2, 1995, in Book 230 at Page 128, Lake County Deed Records, Oregon.