

2008-015665

Klamath County, Oregon



11/21/2008 09:02:57 AM

Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jessica M. Biolchini
1343 East 33rd Street
Tulsa, OK 74105

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

Jessica M. Biolchini
1343 East 33rd Street
Tulsa, OK 74105

STATUTORY WARRANTY DEED

Douglas C. Biolchini and Thomas A. Biolchini, a/k/a Thomas M. Biolchini, each as an undivided 50% interest as tenants in common, Grantors hereby convey and warrant to Jessica M. Biolchini, Grantee the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 31, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007DO-07600-000

Key No. 144695

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:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. 2. Agreement and Easement recorded June 13, 1968, Volume M68, Page 5239 Microfilm Records of Klamath County, Oregon. 3. Covenants, conditions and restrictions recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 4. Rules, regulations, levies and assessments of the Diamond Meadows Tract #1384 Homeowner's Association recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions, restrictions and easements as shown on recorded plat. 6. Easements as dedicated or delineated on the recorded plat for utility. 7. Easements as dedicated or delineated on the recorded plat for drainage.

House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants. Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is **\$0.00**.

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)).

IN WITNESS WHEREOF, the parties have hereby caused this Statutory Warranty Deed to be properly executed as of the date acknowledged below.

Douglas C. Biolchini
Douglas C Biolchini

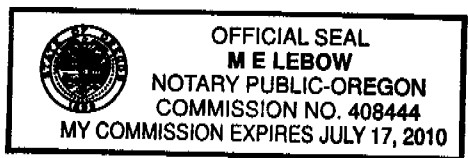
STATE OF OREGON)
) ss
COUNTY OF DESCHUTES)

This instrument was acknowledged before me this 5th day of November, 2008 by Douglas C. Biolchini, a single person.

M. E. Lebow
Notary Public

My commission expires:

7-17-10
(Seal)



Thomas A. Biolchini
Thomas A. Biolchini, a/k/a Thomas M. Biolchini

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me this 28th day of October, 2008 by Thomas A. Biolchini, a/k/a Thomas M. Biolchini, a single person.

S. Brooke Golightly
Notary Public

My commission expires:

6.23.11
(Seal)

