

2008-016681

Klamath County, Oregon



00057766200800166810020022

12/22/2008 11:13:10 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Ratliff & Ratliff, P.C.  
905 Main Street, Ste 200  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Paolo Lanzano and Bernadine Lanzano  
Co-Trustees of the Lanzano Family Trust  
1630 Eagles Nest Circle  
Winter Springs, FL 32708

GRANTEE'S NAME AND ADDRESS:

Paolo Lanzano and Bernadine Lanzano  
Co-Trustees of The Lanzano Family  
Charitable Remainder UniTrust dated 10/23/2008  
1630 Eagles Nest Circle  
Winter Springs, FL 32708

SEND TAX STATEMENTS TO:

Paolo Lanzano and Bernadine Lanzano  
Co-Trustees of The Lanzano Family  
Charitable Remainder UniTrust dated 10/23/2008  
1630 Eagles Nest Circle  
Winter Springs, FL 32708

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That PAOLO LANZANO and BERNADINE LANZANO, Co-Trustees of THE LANZANO FAMILY TRUST, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAOLO LANZANO and BERNADINE LANZANO, Co-Trustees of THE LANZANO FAMILY CHARITABLE REMAINDER UNITRUST Dated 10/23/2008, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Lake, State of Oregon, described as follows, to-wit:**

The Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 37 South, Range 16 East of the Willamette Meridian, in the County of Lake.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

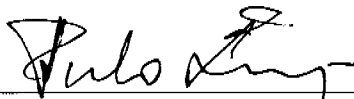
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This transaction is made for estate planning purposes.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_; if grantor is a corporation, it has caused its named to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

THE LANZANO FAMILY TRUST



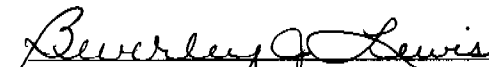
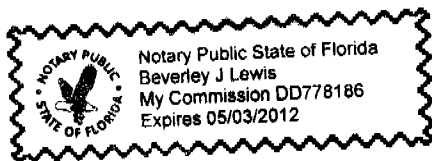
By: Paolo Lanzano, Co-Trustee



By: Bernadine Lanzano, Co-Trustee

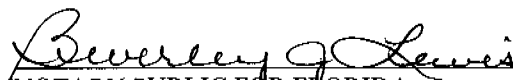
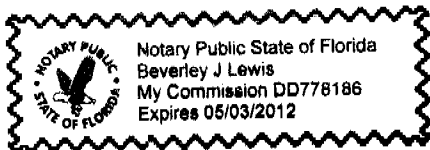
STATE OF FLORIDA; County of Seminole ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 19th day of November, 2008, by Paolo Lanzano.

  
NOTARY PUBLIC FOR FLORIDA  
My Commission expires:

STATE OF FLORIDA; County of Seminole ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 19th day of November, 2008, by Bernadine Lanzano.

  
NOTARY PUBLIC FOR FLORIDA  
My Commission expires: