

2009-006997

Klamath County, Oregon



00066312200900069970010016

05/19/2009 09:04:00 AM

Fee: \$21.00

IVONNA A. TURAIDS

849 Starlite Lane

Los Altos, CA 94024

Grantor's Name and Address

IVONNA A. TURAIDS, Trustee

849 Starlite Lane

Los Altos, CA 94024

Grantee's Name and Address

After recording, return to:

Kramer Radin, LLP

280 2nd St., #100

Los Altos, CA 94022

Until requested otherwise, send all tax statements to:

IVONNA A. TURAIDS, Trustee

849 Starlite Lane

Los Altos, CA 94024

STATUTORY WARRANTY DEED

Ivonna A. Turaids, who acquired title as Ivonna Turaids, as her sole and separate property _____, Grantor, conveys to Ivonna A. Turaids, Trustee of The Ivonna A. Turaids Revocable Trust of June 30, 2008 _____, Grantee, the following real property free of liens and encumbrances, except as specifically set forth herein:

Lot 382, RUNNING Y RESORT, PHASE 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTIONS of record on file with the County of Klamath.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

DATED May 4, 2009

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.

Ivonna A. Turaids
IVONNA A. TURAIDS

STATE OF CALIFORNIA, County of Santa Clara) ss.

On May 4, 2009, before me, Maria I. Becerra, a Notary Public, personally appeared IVONNA A. TURAIDS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Maria I. Becerra

Maria I. Becerra, Notary Public

Commission No. 1837750

My Comm. Expires: March 21, 2013

