

NOT 85291-LW

THIS SPACE RE:

2009-011208

Klamath County, Oregon



00071374200900112080020023

08/20/2009 03:13:41 PM

Fee: \$26.00

After recording return to:

OLIVER P. ROEMER III AND HEATHER
MCCAFFERY ROEMER, TRUSTEES OF THE
ROEMER FAMILY TRUST DATED 6/10/94

630 HUBBLE ST

DAVIS, CA 95616

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

OLIVER P. ROEMER III AND HEATHER
MCCAFFERY ROEMER, TRUSTEES OF THE
ROEMER FAMILY TRUST DATED 6/10/94

630 HUBBLE ST

DAVIS, CA 95616

Escrow No. MT85291-LW

Title No. 0085291

SWD

STATUTORY WARRANTY DEED

SOUTHSIDE PROPERTIES INC, A CALIFORNIA CORPORATION, Grantor(s) hereby convey and warrant to **OLIVER P. ROEMER III AND HEATHER MCCAFFERY ROEMER, TRUSTEES OF THE ROEMER FAMILY TRUST DATED 6/10/94**, 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 1004, RUNNING Y RESORT, PHASE 12, TRACT 1423, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1.00 PLUS OTHER CONSIDERATION.**

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 19 day of August, 2009.

SOUTHSIDE PROPERTIES INC. A CALIFORNIA CORPORATION

BY: 

MANUEL A. CARBAHAL, PRESIDENT/SECRETARY

State of
County of

This instrument was acknowledged before me on _____, 2009 by _____ AS _____ OF SOUTHSIDE PROPERTIES INC, A CALIFORNIA CORPORATION.

See attached Certificate

(Notary Public for Oregon)

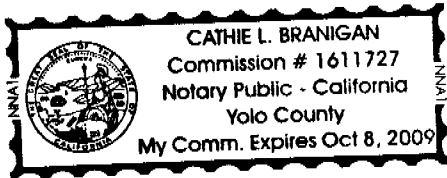
26 Aug 09

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Yolo

On 08-19-09 before me, Cathie L. Branigan, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared manuel A. Carbajal
Name(s) of Signer(s)



who 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Cathie L. Branigan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: statutory Warranty Deed
Document Date: Ref: Southside Properties, Inc. & Roemer Family Trust Dated 8/19/09 Number of Pages: attached loose certificate + 1 page.
Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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OF SIGNER
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