

UTC 85823-LW



THIS SPACE RE

2009-011522
Klamath County, Oregon



00071752200900115220020029

After recording return to:

ANDREW FOUCH

616 11TH ST

MANHATTAN BEACH, CA 90266

08/27/2009 02:00:51 PM

Fee: \$26.00

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

ANDREW FOUCH

616 11TH ST

MANHATTAN BEACH, CA 90266

Escrow No. MT85823-LW

Title No. 0085823

SWD

STATUTORY WARRANTY DEED

JOHN GARIBALDI and LILIA GARIBALDI, as tenants in common, Grantor(s) hereby convey and warrant to ANDREW FOUCH and ELIZABETH FOUCH, as tenants by the entirety, 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 38, RUNNING Y RESORT, PHASE I, 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 **\$45,000.00.**

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 22nd day of August, 2009

JOHN GARIBALDI

Lilia Garibaldi

Signed in counterpart

LILIA GARIBALDI

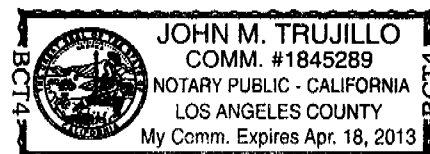
State of California

County of Los Angeles

This instrument was acknowledged before me on August 22, 2009 by LILIA GARIBALDI

John M. Trujillo
(Notary Public for California)

My commission expires Apr 18, 2013



26AMT



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SWD

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Dated this 14 day of August, 2009

John Garibaldi
JOHN GARIBALDI

Signed in counterpart

LILIA GARIBALDI

State of ~~California~~ Washington
County of Island

This instrument was acknowledged before me on 14 August, 2009 by JOHN GARIBALDI

Laura L. Byers
(Notary Public for State of WA)

My commission expires July 21, 2012

