

NOT 88130-KR



THIS SP

2010-009319

Klamath County, Oregon



08/06/2010 11:23:57 AM

Fee: \$37.00

After recording return to:

Douglas K. Whitsett Profit Share Plan Trust

23131 N. Poe Valley Road

Klamath Falls, OR 97603

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

Douglas K. Whitsett Profit Share Plan Trust

23131 N. Poe Valley Road

Klamath Falls, OR 97603

Escrow No. MT88130-KR

Title No. 0088130

SWD r.012910

STATUTORY WARRANTY DEED

Paul Thomas DiGaudio and Nancy R. DiGaudio, Trustees of the DiGaudio Trust Dated July 6, 1998, Grantor(s) hereby convey and warrant to Douglas K. Whitsett, Trustee of the Douglas K. Whitsett Profit Share Plan Trust, 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 1035, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$240,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 2 day of Aug, 2010

DiGaudio Trust Dated July 6, 1998

BY: Paul Thomas DiGaudio
Paul Thomas DiGaudio, Trustee

BY: Nancy R. DiGaudio
Nancy R. DiGaudio, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on August 2, 2010 by Paul Thomas DiGaudio and Nancy R. DiGaudio, Trustees of the DiGaudio Trust Dated July 6, 1998.



Lisa Weatherby
(Notary Public for Oregon)

37amt