2010-012584 Klamath County, Oregon

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10/26/2010 10:19:29 AM

Fee: \$42.00

After recording return to:

Heather A. Kmetz Sussman Shank LLP 1000 SW Broadway, Suite 1400 Portland, OR 97205-3089

## All tax statements shall be sent to:

Lino J. Bailo and Sally R. Bailo 2118 Radcliffe St. Klamath Falls, OR 97601

## STATUTORY WARRANTY DEED

Raddo Limited Partnership, consisting of Raddo Management, Inc., General Partner, Grantor, conveys and warrants an undivided one percent (1%) interest to Raddo Management, Inc., and an undivided ninety-nine percent (99%) to Lino J. Bailo and Sally R. Bailo, Co-Trustees of the Bailo Family Revocable Trust (collectively "Grantees"), in the real property described below, free of encumbrances except as specifically set forth herein:

Assessor's Parcel No. PP2006-40

The Northwest Quarter (N.W. 1/4) of Section Thirty-four (34), Township Fourteen (14) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon EXCEPTING therefrom 30 feet along the North and East sides of the Northwest Quarter of Section Thirty-four.

The true and actual consideration for this transfer is \$0.00.

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 Haday of October, 2010. **GRANTOR:** RADDO LIMITED PARTNERSHIP By: Raddo Management, Inc., General Partner

STATE OF OREGON

County of Dregor

This instrument was acknowledged before me on total 12, 2010 by Lino J. Bailo, as president of Raddo Management, Inc., the General Partner for Raddo Limited Partnership.

My Commission Expires: \underset \un

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