

2010-012585

Klamath County, Oregon



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10/26/2010 10:20:26 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 Management, Inc., Grantor, conveys and warrants its one percent (1%) interest in the real property described below to Lino J. Bailo and Sally R. Bailo, Co-Trustees of the Bailo Family Revocable Trust, Grantee, free of encumbrances except as specifically set forth herein:

Assessor's Parcel No. PP2006-40

The Northwest Quarter (N.W. ¼) 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 12 day of October, 2010.

GRANTOR:

RADDO MANAGEMENT, INC.

By: Lino J. Bailo  
Lino J. Bailo, President



STATE OF OREGON )  
County of Oregon ) ss.

This instrument was acknowledged before me on Oct. 12, 2010  
by Lino J. Bailo, as president of Raddo Management, Inc.

Kathy Bickmore  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Jun 2, 2012

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