



THIS SPACE

2010-014396
Klamath County, Oregon



00094313201000143960020026

12/20/2010 03:29:33 PM

Fee: \$42.00

After recording return to:

Roberto Guzman

2710 Wilshire Blvd

Daly City, CA 94015

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

Roberto Guzman

2710 Wilshire Blvd

Daly City, CA 94015

Escrow No. MT89030-MS

Title No. 0089030

SWD-EM r.012910

STATUTORY WARRANTY DEED

Coffco II Limited Partnership, Grantor(s) hereby convey and warrant to **Roberto Guzman and Yvonne Guzman, 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 130, RUNNING Y RESORT, PHASE 2, 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:

The true and actual consideration for this conveyance is **\$285,000.00**.

42pmt

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.

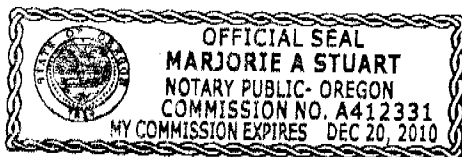
Dated this 17th day of Dec, 2010

by Coffco Capital Management, LLC, an Oregon Limited Liability Company

by Paul R. Lyman
Paul R. Lyman, Managing Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/17, 2010 by Paul R. Lyman, Managing Member for Coffco Capital Management, LLC, an Oregon Limited Liability Company, as authorized signer for Coffco II Limited Partnership.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/10