

WTC 1394-10394

2011-002494

Klamath County, Oregon

After recording return to:

Avi Strugo
65 N Newport Dr
Napa, CA 94559



02/24/2011 03:27:05 PM

Fee: \$47.00

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

Avi Strugo
65 N Newport Dr
Napa, CA 94559

**STATUTORY
BARGAIN AND SALE DEED**

Wendy L. Van Meerbeke, who aquired title as Wendy L. Strugo Grantor, conveys to Avi Strugo, Grantee, the following
described real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

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.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

Dated this January 26, 2011.

Wendy L. Van Meerbeke

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STATE OF OREGON

47Am

STATE OF CALIFORNIA
COUNTY OF NAPA

} SS:

On Feb 18 2011, before me, L. Blessing,
Notary Public, personally appeared **WENDY L. VAN
MEERBEKE**, who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

L. Blessing

FOR NOTARY SEAL OR STAMP

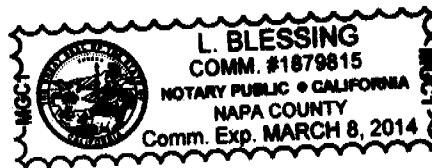


Exhibit A

Lot 714 Of Running Y Resort Phase 9, recorded September 14, 2000 according to the official plat thereto on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.