

NTC 1396-10395

2011-002495

Klamath County, Oregon

After recording return to:

Wendy L. Van Meerbeke  
10 Walkabout Ln  
Napa, CA 94558



00097688201100024950030036

02/24/2011 03:27:16 PM

Fee: \$47.00

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

Wendy L. Van Meerbeke  
10 Walkabout Ln  
Napa, CA 94558

**STATUTORY  
BARGAIN AND SALE DEED**

Avi Strugo, Grantor, conveys to Wendy L. Van Meerbeke, 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 February 1<sup>st</sup>, 2011.

Avi Strugo

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STATE OF OREGON }

47 PM

STATE OF CALIFORNIA  
COUNTY OF NAPA

} SS:

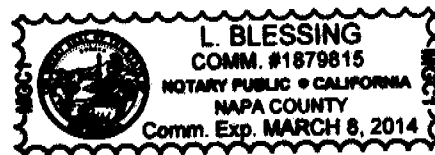
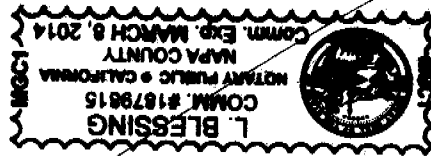
On Feb 18 2010 before me, L. Blessing,  
Notary Public, personally appeared **AVI STRUGO**, who proved to  
me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their 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. SO

FOR NOTARY SEAL OR STAMP



**Exhibit A**

**Lot 1104, TRACT 1425. A Replat of lots 779, 780 and common area "C" of Tract 1395, RUNNING Y RESORT, PHASE 6, SECOND ADDITION, according to the official plat thereto on file in the office of the County Clerck of Klamath County Oregon.**

**Tax Account No.: 3808 - 015BB - 05900 - 000**

**Key No.: 887352**

**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.**