

1st-1688717  
2011-003542

Klamath County, Oregon



00098901201100035420020026

THIS SPACE R

03/14/2011 03:25:18 PM

Fee: \$42.00



After recording return to:  
Richmond Family Trust  
5397 Raymond Way  
Central Point, OR 97502

Until a change is requested all tax statements  
shall be sent to the following address:  
Richmond Family Trust  
5397 Raymond Way  
Central Point, OR 97502

File No.: 7021-1688717 (ALF)  
Date: February 23, 2011

### STATUTORY WARRANTY DEED

**Yair Strauss**, Grantor, conveys and warrants to **Clifford L Richmond JR and Jane E Richmond Trustees of the Richmond Family Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 50 AND 51, BLOCK 6 MOUNTAIN LAKE HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$12,000.00 and trade**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8 day of March, 2011

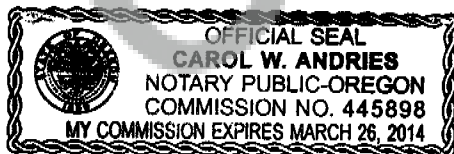
Yair Strauss  
Yair Strauss

STATE OF Oregon )

)ss.

County of Klamath Jackson )

This instrument was acknowledged before me on this 8 day of March, 2011  
by **Yair Strauss**.



Carol W. Andries  
Notary Public for Oregon

My commission expires: 3/26/14