



MTL 95636 DS

2012-012801
Klamath County, Oregon
11/16/2012 03:11:19 PM
Fee: \$47.00

After recording return to:

STEVEN L. KAPLAN, TRUSTEE

9350 Wilshire Blvd., Ste. 302

Beverly Hills, CA 90212

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

THE STEVEN L. KAPLAN, TRUSTEE

9350 Wilshire Blvd., Ste. 302

Beverly Hills, CA 90212

Escrow No. MT95636-DS

Title No. 0095636

SWD r.020212

STATUTORY WARRANTY DEED

MICHAEL C. SULLIVAN and ROSINDA SULLIVAN,

Grantor(s), hereby convey and warrant to

STEVEN L. KAPLAN, TRUSTEE OF THE STEVEN L. KAPLAN TRUST DATED JULY 8, 1994,

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 1027, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$10,000.00**.

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:

47 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13th day of November, 2012


MICHAEL C. SULLIVAN


ROSINDA SULLIVAN

STATE OF CALIFORNIA

ss.

See attached acknowledgment

COUNTY OF _____

On _____, 2012 before me, _____ personally appeared MICHAEL C. SULLIVAN and ROSINDA SULLIVAN personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

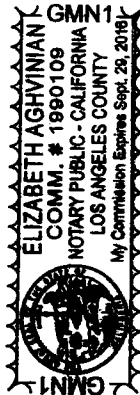
Signature _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES**

On November 13th, 2012 before me Elizabeth Aghviniian,
Notary Public
Personally appeared Michael C. Sullivan and Rosinda,
Sullivan

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

Elizabeth Aghviniian
SIGNATURE OF NOTARY PUBLIC

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE

- TITLES
☐ PARTNERS ☐ LIMITED
☐ GENERAL
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER _____

SIGNER IS REPRESENTING
NAME OF PERSON(S) OR ENTITY

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty
Deed
TITLE OR TYPE OF DOCUMENT

Two
NUMBER OF PAGES

11/13/12
DATE OF DOCUMENT

None
SIGNER(S) OTHER THAN NAMED ABOVE