

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2012-014155

Klamath County, Oregon



00128901201200141550010011

12/20/2012 11:56:37 AM

Fee: \$37.00

Catherine Ellen Newman

11263 Kestral Road

Klamath Falls, OR 97601

Grantor's Name and Address*

Boardwalk Realty Ventures LLC, Design

3000F Danville Blvd #542

Alamo, CA 94507

Grantee's Name and Address*

After recording, return to (Name and Address):

Kevin Clark, Manager

3000F Danville Blvd #542

Alamo, CA 94507

Until requested otherwise, send all tax statements to (Name and Address):

Boardwalk Realty Ventures

3000F Danville Blvd #542

Alamo, CA 94507

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED

FOR

RECORDER'S USE

WARRANTY DEED - STATUTORY FORM

Catherine Ellen Newman

Boardwalk Realty Ventures, LLC

conveys and warrants to Designated Series Kestral Road, Klamath Falls

the following described real property free of encumbrances, except as specifically set forth herein, situated in _____, Grantor,
County, Oregon: _____, Klamath Grantee,

Lot 32, Running Y Resort, Phase I, according to the official plat thereof on file in the office of the County Clerk Klamath County, Oregon. Tax Account No:

3808-00400-00200-000Key No: 881317 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

DATED December 31, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath) ss.

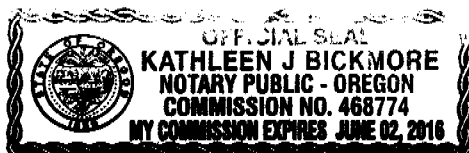
This instrument was acknowledged before me on Dec 20, 2012 by Catherine Ellen Newman

This instrument was acknowledged before me on Dec 20, 2012

by _____

as _____

of _____



Kathleen J. Bickmore
Notary Public for Oregon
My commission expires Jun 2, 2016