

2014-004531

Klamath County, Oregon



00152569201400045310020023

05/06/2014 08:52:09 AM

Fee: \$47.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Jennifer S. Byram, Esq.  
Coombs & Dunlap, LLP  
1211 Division Street  
Napa, CA 94559

**MAIL TAX STATEMENTS TO:**

Avi Strugo  
65 N. Newport Dr.  
Napa, CA 94559

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**STATUTORY BARGAIN AND SALE DEED**

The undersigned declares:  
Documentary transfer tax is NONE.

For no consideration, Avi Strugo, Grantor, hereby conveys to Avi Strugo, Trustee of the AVRAHAM STRUGO 2014 REVOCABLE TRUST dated April 28, 2014, Grantee, all of his interest in and to the real property in the County of Klamath, State of Oregon, and more particularly described as follows:

***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.***

Before signing or accepting this instrument, the person transferring fee title should inquire about the persons' rights, if any, under ORS v195.300, 2195.301 and 195.305 to 195.336 and Sections 5 to 11 Chapter 424, Oregon Laws 2007, and Section 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: April 28, 2014


Avi Strugo 

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On April 28, 2014, before me, WENDELIN JORGENSEN, a Notary Public for the State of California, personally appeared AVI STRUGO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

  
Notary Public