



THIS SPACE RESERVED FOR RECORDER'S USE

2014-006016
Klamath County, Oregon
06/06/2014 02:34:18 PM
Fee: \$47.00

After recording return to:
The Bienaventurado Trust
3160 Wandering
Lincoln, CA 95648

Until a change is requested all tax statements
shall be sent to the following address:
The Bienaventurado Trust
3160 Wandering
Lincoln, CA 95648

Escrow No. MT100876CT
Title No. 0100876
SWD r.020212

STATUTORY WARRANTY DEED

Sandra L. Moreno, Trustee of The Sandra L. Moreno Trust Dated February 4, 2005,

Grantor(s), hereby convey and warrant to

Jack Irwin Orlove, Jr. and Ingela Arlene Orlove as trustees of The Bienaventurado Trust dated 10/10/10,

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 804, RUNNING Y RESORT, PHASE 10, 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 **\$15,000.00**.

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:

47.00

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 5th day of June, 2014.

Sandra L. Moreno, Trustee of The Sandra L. Moreno
Trust Dated February 4, 2005

BY: Sandra L. Moreno TTEE
Sandra L. Moreno, Trustee

State of California
County of San Diego

This instrument was acknowledged before me on June 5, 2014 by Sandra L. Moreno, Trustee of The Sandra L. Moreno Trust Dated February 4, 2005.

Patricia S. O'Sullivan
(Notary Public for Oregon)

My commission expires 3/22/2018

