

This Document Prepared By:
VANESSA M. TERZIAN
Attorney at Law
Law Offices of Vanessa M. Terzian
727 Foothill Blvd.
La Canada Flintridge, California 91011
818-864-6174

2014-010956
Klamath County, Oregon



00160381201400109560030030

10/20/2014 10:11:00 AM

Fee: \$52.00

After Recording, Mail To:

Ronald A. Bartolomei and Tricia Bartolomei, as co-Trustees
954 Eaglesnest Place
Newbury Park, CA 91320

WARRANTY DEED

RONALD A. BARTOLOMEI and TRICIA BARTOLOMEI, husband and wife, the GRANTORS,

Whose mailing address is 954 Eaglesnest Place, Newbury Park, CA 91320;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

RONALD A. BARTOLOMEI and TRICIA BARTOLOMEI, as co-Trustees of THE RONALD & TRICIA BARTOLOMEI FAMILY TRUST, U/A dated March 1, 2003, the GRANTEE,

Whose mailing address is 954 Eaglesnest Place, Newbury Park, CA 91320;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as Unimproved Land.

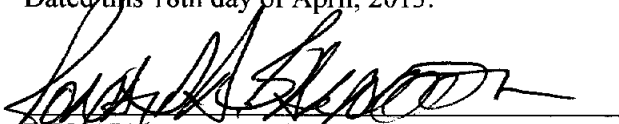
SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

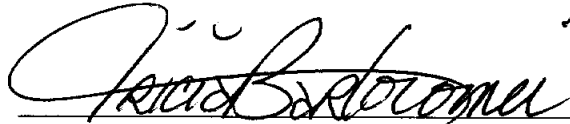
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 18th day of April, 2013.


RONALD A. BARTOLOMEI


TRICIA BARTOLOMEI

STATE OF CALIFORNIA

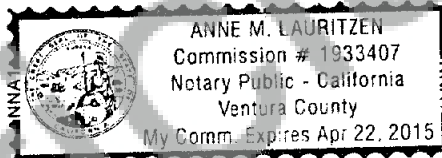
COUNTY OF LOS ANGELES

any Ventura -
Oct 7, 2014 any *Anne M. Lauritzen any*
On April 18, 2013, before me, VANESSA M. TERZIAN, a Notary Public, personally appeared RONALD A. BARTOLOMEI and TRICIA BARTOLOMEI, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 Signature



Notary Public Seal

EXHIBIT A

LOT 1 in Block 12 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County

and more commonly known as Unimproved Land.

Unofficial
Copy