



2016-010323

Klamath County, Oregon

09/28/2016 03:19:00 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Baugus Trust

459 E Bougainvillea Ln

Glendora, CA 91741

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

Baugus Trust

459 E Bougainvillea Ln

Glendora, CA 91741

File No. 117962AM

STATUTORY WARRANTY DEED

Perrie S. Costa and Janice I. Costa, Trustees of the Dobiedog Trust, dated August 4, 2012,

Grantor(s), hereby convey and warrant to

**Michael Boyd Baugus and Carrie Marie Baugus, as Trustees of the Michael and Carrie Baugus Family Trust
dated April 30, 1990,**

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 594 RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$499,000.00**.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 23 day of September, 2016.

Trustees of the Dobiedog Trust dated August 4, 2012

By: Perrie S Costa
Perrie S Costa, Trustee

By: Janice I. Costa
Janice I. Costa, Trustee

State of Oregon} ss.
County of Klamath}

On this 23 day of September, 2016, before me, Lynda West JD
~~Lisa Legget-Weatherby~~ a Notary Public in and for said state, personally appeared Perrie S. Costa and Janice I. Costa, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dobiedog Trust dated August 4, 2012, and acknowledged to me that he/she/they executed the same as Trustee.
Costa JMW

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda West
Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10-19-2019 2-10-17
JW

