

37838

MTC 41448-SD Vol. 1997 Page 15179  
WARRANTY DEED

MARCELLA DUGAN, TRUSTEE OF THE DUGAN 1988 LIVING TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WHISKEY CREEK TIMBER COMPANY, an Oregon Corporation  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE ATTACHED LEGAL DESCRIPTION  
"EXHIBIT A"

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4764 GLENWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

SEE ATTACHED NOTARIAL  
ACKNOWLEDGEMENT

THE DUGAN 1988 LIVING TRUST

BY Marcella Dugan 5-13-97 TRUSTEE  
MARCELLA DUGAN

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared the above named MARCELLA DUGAN

as Trustee of the Dugan 1988 Living Trust

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Notary Public for \_\_\_\_\_  
My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT41448-SD

Return to:

WHISKEY CREEK TIMBER COMPANY  
4764 GLENWOOD DRIVE  
KLAMATH FALLS, OR 97603

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

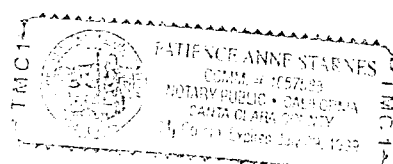
15180

State of California  
County of Santa Clara

On 5.13.97, before me, Patience Anne Starnes, Notary Public, personally appeared

Marcella Dugan  
Trustee of the 1988 Living Trust

☐ personally known to me - CR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Patience Anne Starnes  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL

☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)

☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
TITLE OR TYPE OF DOCUMENT

ONE

NUMBER OF PAGES

5.13.97

DATE OF DOCUMENT

NONE  
SIGNER(S) OTHER THAN NAMED ABOVE



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EXHIBIT "A"  
LEGAL DESCRIPTION

SW1/4 SW1/4 SE1/4 of Section 20, Township 34 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes as evidenced by Deeds; Recorded  
April 28, 1964 at Volume 352, page 507; April 28, 1964 at Volume 352, page 509;  
May 8, 1964 at Volume 352, page 644; May 8, 1964 at Volume 352, page 645, Deed  
Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amertitle the 16th day  
of May A.D., 1997 at 3:39 o'clock P. M., and duly recorded in Vol. 1897  
of Deeds on Page 15179.

Bernina G. Letsch, County Clerk

FEE \$40.00

by Kathleen Rose