

04 APR 27 AM 11:58

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After recording return to:  
David and Kathleen Mastagni  
3827 Marshall Ave  
Carmichael, CA 95608

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

David Mastagni and Kathleen R.  
Mastagni

3827 Marshall Ave  
Carmichael, CA 95608

File No.: 7021-363060 (SAC)

Date: April 21, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/27/2004 11:58 a m

Vol M04 Pg 25370-72

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

**STATUTORY WARRANTY DEED**

**Larry D. Olson, Grantor, conveys and warrants to David Mastagni and Kathleen R. Mastagni as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$362,500.00**. (Here comply with requirements of ORS 93.030)

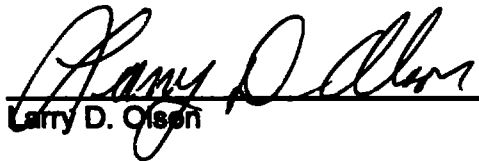
31 F

25371

APN: 295709

Statutory Warranty Deed  
- continued

File No.: 7021-363060 (SAC)  
Date: 04/21/2004

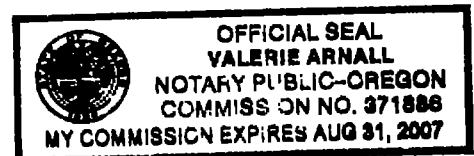
  
Larry D. Olson

STATE OF Oregon )  
County of Columbia )ss.  
)

This instrument was acknowledged before me on this 22<sup>nd</sup> day of April, 2004  
by **Larry D. Olson**.

  
\_\_\_\_\_

Notary Public for Oregon  
My commission expires: 8/31/07



APN: 295709

Statutory Warranty Deed  
- continuedFile No.: 7021-363060 (SAC)  
Date: 04/21/2004

**EXHIBIT A**  
An undivided 1/2 Interest  
in the following described property:  
**LEGAL DESCRIPTION:**

Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

Section 1: Lots 1, 2, 3 and 4

Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

Section 25: All

Section 26: All

Section 27: All

Section 28: E1/2 SE1/4, E1/2 E1/2 NW1/4 SE1/4, NE1/4 SW1/4 SE1/4

Section 34: N 1/2

Section 35: All

Section 36: All