

mtc - 71301KR



M06-03238

Klamath County, Oregon

02/21/2006 02:40:44 PM

Pages 1 Fee: \$21.00

After recording return to:

Grant Weber
1100 Russelman Park Rd.
Clayton, CA 94517

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

Grant Weber
1100 Russelman Park Rd.
Clayton, CA 94517

Escrow No. MT71301-KR
Title No. 0071301

SWD

STATUTORY WARRANTY DEED

Mark S. Mahan, Grantor(s) hereby convey and warrant to Grant Weber and Barbara Tom not as tenants in common, but with right of survivorship, 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:

Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Section 3: S1/2 SW1/4 SE1/4 NE1/4, SE1/4 SW1/4 NE1/4, W1/2 SW1/4 NE1/4, W1/2, W1/2 SE1/4
Section 4: S1/2, S1/2 NE1/4
Section 9: E1/2, N1/2 NW1/4, SE1/4 NW1/4, NE1/4 SW1/4
Section 10: N1/2 NW1/4, SW1/4 NW1/4, NW1/4 NE1/4

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:

The true and actual consideration for this conveyance is \$805,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 2 day of February, 2006

Mark S. Mahan
Mark S. Mahan

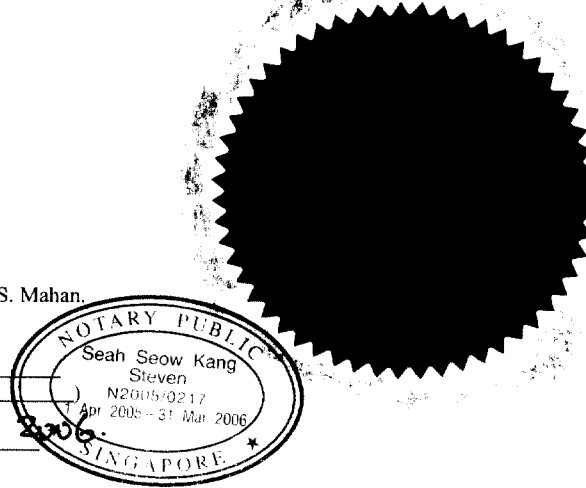
State of SINGAPORE

County of _____

This instrument was acknowledged before me on 2 FEB 2006 by Mark S. Mahan.

[Signature]
(Notary Public for _____)

My commission expires 31 Mar 2006



21.00