

mtc-78245

RECORDING REQUESTED BY
Fidelity National Title Company of Oregon

GRANTOR'S NAME
Bill and Mary Michael Family Trust

GRANTEE'S NAME
Patrick J. Mauss and Jeannine M. Mauss

SEND TAX STATEMENTS TO:
Patrick J. Mauss and Jeannine M. Mauss
1318 Ahart Street
Simi Valley, CA 93065

AFTER RECORDING RETURN TO:
Mr. and Mrs. Patrick J. Mauss
1318 Ahart Street
Simi Valley, CA 93065

M06-03577

Klamath County, Oregon

02/27/2006 02:49:36 PM

Pages 2 Fee: \$26.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY BARGAIN and SALE DEED

Mary Sharon Howard as Trustee of the Bill Michael and Mary C. Michael Family Trust created by declaration dated March 26, 1990, Grantor, conveys to:

Patrick J. Mauss and Jeannine M. Mauss, Husband and Wife, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

See Exhibit "A" attached hereto and by reference made a part hereof

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, 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)).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00 to correct vesting (See ORS 93.030)

DATED: January 26, 2006

The Bill and Mary Michael Family Trust created by declaration dated March 26, 1990

Mary Sharon Howard Trustee
Mary Sharon Howard, Trustee

STATE OF California
COUNTY OF Ventura

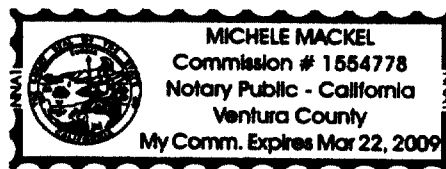
This instrument was acknowledged before me on

02-03-2006

by Mary Sharon Howard as Trustee under the Bill and Mary Michael Family Trust created by declaration dated March 26, 1990

Michele Mackel

NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES: 03-22-2009



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

The portion of the N1/2 of the S1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the center thread of Spring Cr  ek, described as follows:

Beginning at a point in the South line of the N1/2 of the S1/2 of said Section 4, 3090 feet West of the Southwest corner of Lot 1, Block 5 (Idlerest) which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 610 feet parallel to the North line of the N1/2 of the S1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet, more or less, parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence West along the South line of the N1/2 of the S1/2 of said Section 4, 610 feet to the point of beginning.

Tax Account No.: 3407-00400-01700-000

Key No.: 189290