

MTC 1396-7914

**KLAMATH COUNTY TITLE COMPANY**



**M06-15010**

Klamath County, Oregon

07/26/2006 10:51:34 AM

Pages 2 Fee: \$26.00

**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

ART DAVINA AND MARY M. DAVINA

conveys and warrants to FREDERICK W. SMITH, JR.

the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

AMERITITLE has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easements of record  
and those apparent upon the land, contracts and/or liens for irrigation and/or  
drainage.

The true consideration for this conveyance is \$ 295,000.00

(Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 31st day of July 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

ART DAVINA

MARY M. DAVINA

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 31st day of July 19 90  
by Art Davina  
Mary M. Davina

Debra Ruth Jensen  
Notary Public for Oregon  
My commission expires: 12-19-92

After recording return to:

**THE FERRARESE FAMILY TRUST  
1161 EAST "F"  
OAKDALE, CA 95361**

NAME, ADDRESS, ZIP

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

**SAME - NO CHANGE**

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: S $\frac{1}{2}$ S $\frac{1}{2}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 13, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian;

S $\frac{1}{4}$ NE $\frac{1}{4}$  and N $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23 Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian;

PARCEL 2: A piece or parcel of land situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian in Klamath County, Oregon, containing 8.83 acres, more or less, and more particularly described as follows: Beginning at the Southwest corner of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 13, Township 38 South, Range 11 $\frac{1}{2}$  E.W.M., and running Northerly along the Westerly side of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 13, 1542.5 feet; thence Southeasterly to a point in the Southerly boundary of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 13, 499.2 feet Easterly from the said point of beginning; thence Westerly along the said Southerly boundary of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 13, 499.2 feet to the point of beginning.

SAVING AND EXCEPTING any portion lying in Roads and Highways.