



THIS SPACE RES

2007-012841

Klamath County, Oregon



00027296200700128410020029

07/19/2007 02:06:56 PM

Fee: \$26.00

MTC 79742

After recording return to:  
WILLIAM R. MCMAHAN  
1213 Seal Way  
SEAL BEACH, CA 90740

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

WILLIAM R. MCMAHAN  
1213 Seal Way  
SEAL BEACH, CA 90740

Escrow No. AP0782639  
Title No. 0079742

SWD

### STATUTORY WARRANTY DEED

**Brian J. Case and Genevieve Case, Trustees or their successor's in trust under the Case Loving Trust dated February 1, 2000, and any amendments thereof, and Jeffrey O. Vinyard, as Grantor(s)** hereby convey and warrant to **William R. McMahan, a married man as his sole and separate property**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:  
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$300,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 16TH day of JULY, 2007.

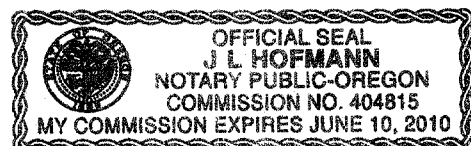
THE CASE LOVING TRUST DATED FEBRUARY 1, 2000

BY [Signature] Trustee  
BRIAN J. CASE, TRUSTEE

BY [Signature] Trustee  
GENEVIEVE CASE, TRUSTEE

[Signature]  
JEFFREY O. VINYARD

State of Oregon  
County of JACKSON



This instrument was acknowledged before me on July 16, 2007 by Brian J. Case and Genevieve Case, Trustees of the Case Loving Trust dated February 1, 2000 and Jeffrey O. Vinyard

[Signature]  
(Notary Public for Oregon)

My commission expires 6-10-2010

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of the following described property which lies North of a line running East and West parallel to the North and South lines of Lot 2 (SW1/4 SW1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, said line being midway between said North and South lines.

Beginning at the Northwest corner of Lot 2 (SW1/4 SW1/4) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of LAKESIDE ADDITION to the City of Klamath Falls; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said street 100 feet; thence Southcasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northcasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southcasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning.

SAVING AND EXCEPTING all that portion of Lot 13 of Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon.