



THIS SPACE RESE

2007-016608

Klamath County, Oregon



09/20/2007 03:28:17 PM

Fee: \$26.00

MT80516-TM

After recording return to:
The Michael Merrigan and Marcia Bonner
Meudell Family Trust
471 Monecito Avenue
Sierra Madre, CA 91024

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

The Michael Merrigan and Marcia Bonner
Meudell Family Trust
471 Monecito Avenue
Sierra Madre, CA 91024

Escrow No. MT80516-TM
Title No. 0080516

SWD

STATUTORY WARRANTY DEED

Dean R. Olsen and Laura E. Olsen, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Michael W. Merrigan and Marcia Bonner Meudell, Trustees of The Michael Merrigan and Marcia Bonner Meudell Family Trust**, 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 **\$170,000.00**.

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.

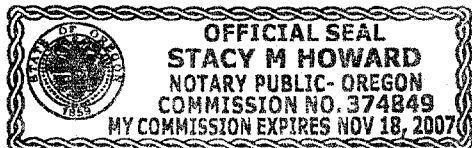
Dated this 14 day of Sept, 2007.

Dean R. Olsen
Dean R. Olsen

Laura E. Olsen
Laura E. Olsen

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 14, 2007 by Dean R. Olsen and Laura E. Olsen.



Stacy M Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

KLAMT

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 1, Block 1, PINE GROVE RANCHETTES, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 1 degree 48' 53 West along the Westerly boundary of said Lot 1, 170.53 feet; thence South 72° 46' 40" East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 foot radius curve to the left (delta - 7° 00' 32.98 feet) 33.00 feet to a point on the curve; thence leaving said curve and said lot line North 00° 00' 00" East 210.74 feet to a point on the North line of said Lot 1; thence North 89° 58' 00" West along said lot line 132.20 feet to the point of beginning.