



MT80555-TM

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

Escrow No. MT80555-TM
Title No. 0080555

SWD

THIS SPACE RESE

2007-016941

Klamath County, Oregon



09/27/2007 03:32:21 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Jeffrey B. Drake and Janice L. Drake, 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

*Dated January 27, 2004

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 **\$117,000.00**.

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 17 day of Sept 2007

Jeffrey B. Drake

Signed in Counterpart

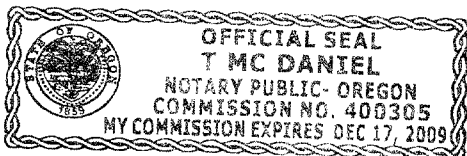
Janice L. Drake

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept 17, 2007 by Jeffrey B. Drake and Janice L. Drake.

(Notary Public for Oregon)

My commission expires 12/17/09



3/HAVIT



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Dated this 17th day of Sept. 2007.

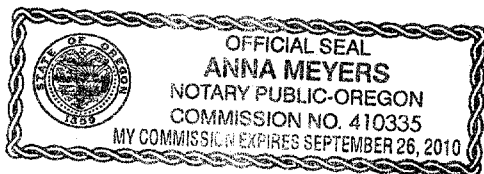

Jeffrey B. Drake

Signed in Counterpart

Janice L. Drake

State of Oregon
County of Klamath Union

This instrument was acknowledged before me on Sept. 17th, 2007 by Jeffrey B. Drake and Janice L. Drake.



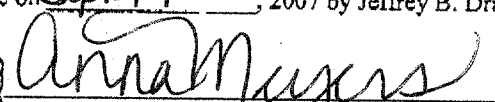

(Notary Public for Oregon)
My commission expires 9/26/2010

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 1, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said Lot 1, Block 1 being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South $01^{\circ} 48' 53''$ West along the Westerly boundary of said Lot 1, 170.53 feet; thence South $72^{\circ} 46' 40''$ 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 feet radius curve to the left (delta - $7^{\circ} 00' 11''$ 32.98 feet) 33.00 feet to a point on curve; thence leaving said curve and said lot line North $00^{\circ} 08' 00''$ East 210.74 feet to a point on the North line of said Lot 1; thence North $89^{\circ} 58' 00''$ West along said lot line 132.20 feet to the point of beginning.