



THIS SPACE RESER

2007-018195
Klamath County, Oregon



10/22/2007 03:18:31 PM

Fee: \$26.00

MT80780-DS

After recording return to:
EMILY B. RUSSELL, TRUSTEE
3301 Auburn Folsom Rd.
NEWCASTLE, CA 95658

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

EMILY B. RUSSELL, TRUSTEE
3301 Auburn Folsom Rd.
NEWCASTLE, CA 95658

Escrow No. MT80780-DS
Title No. 0080780

SWD

STATUTORY WARRANTY DEED

MELVIN D. FERGUSON and RENEE M. FERGUSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to EMILY B. RUSSELL, TRUSTEE OF THE 1998 RUSSELL FAMILY TRUST DATED 12-28-98, 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:

Lot 9 in Block 3 of TRACT NO. 1091 LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, A parcel of land situate in Lot 9 of Block 3, TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Lot 9; thence South 12° 51' 31" West, along the Westerly line of said Lot 9, 7.54 feet; thence South 85° 34' 49" East 51.41 feet, more or less, to a point on the Northerly line of said Lot 9, from which the Northeast corner of said Lot 9 bears South 77° 08' 29" West 51.29 feet; thence North 77° 08' 29" West 50.86 feet, more or less, to the point of beginning, containing 192 square feet.

TOGETHER WITH a tract of land situated in Lot 10, Block 3 of "TRACT NO. 1091 - LYNNEWOOD", more particularly described as follows:

Beginning at the Southeast corner of said Lot 10; thence North 06°, 57' 27" East, along the Easterly line of said Lot 10, 7.54 feet; thence North 85° 34' 49" West 51.07 feet to a point on the Southerly line of said Lot 10; thence South 77° 08' 29" East 51.29 feet to the point of beginning, containing 192 square feet.

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 \$315,000.00.

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.

26AMT

Dated this 10th day of October, 2007.

Melvin D. Ferguson

MELVIN D. FERGUSON

Renee M. Ferguson

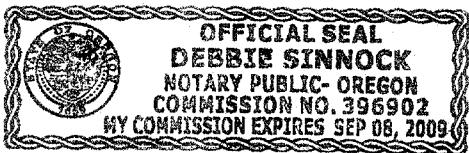
RENEE M. FERGUSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-10-, 2007 by MELVIN D. FERGUSON and RENEE M. FERGUSON.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



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