



MT81110-MS

After recording return to:

Walter L. Moden

4747-A South 6th Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Same as above

Escrow No.

MT81110-MS

Title No.

0081110

SWD

THIS SPACE RESE

2007-020676

Klamath County, Oregon



12/10/2007 03:40:02 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Charles R. Priddy, Jr. and Mary Ann Priddy, Trustees of the Priddy Family Trust Dated January 17, 1994, Grantor(s) hereby convey and warrant to Walter L. Moden and Donna L. Moden, as tenants by the entirety, 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:

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 of the Resubdivision of Block 23 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is \$750,000.00.

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 6TH day of DECEMBER, 2007.

Trustees of the Priddy Family Trust Dated January 17, 1994

BY: Charles R. Priddy, Jr., Trustee

BY: Mary Ann Priddy, Trustee

STATE OF CALIFORNIA

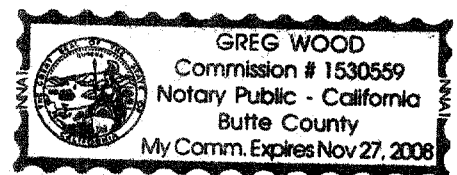
COUNTY OF BUTTE ss.

On DECEMBER 6TH, 2007 before me, GREG WOOD personally appeared Charles R. Priddy, Jr. and Mary Ann Priddy, Trustees of the Priddy Family Trust Dated January 17, 1994 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

GREG WOOD



2/ALT