

2008-002208

Klamath County, Oregon



00040480200800022080020021

02/21/2008 11:40:25 AM

Fee: \$26.00

After Recording Return to:  
KENNETH MASTEN and CONNIE MASTEN  
4550 Burgdorf Rd  
Bonanza, OR 97623  
Until a change is requested all tax statements  
Shall be sent to the following address:  
KENNETH MASTEN and CONNIE MASTEN  
4550 Burgdorf Rd  
Bonanza, OR 97623

ATE: 65588PS

**WARRANTY DEED**  
(INDIVIDUAL)

LINDEN L. HANKINS and HELEN K. HANKINS, husband and wife herein called grantor, convey(s) to KENNETH MASTEN and CONNIE MASTEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$250,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated February 13, 2008.

*Linden L. Hankins*  
LINDEN L. HANKINS  
*Helen K. Hankins*  
HELEN K. HANKINS

STATE OF OREGON, County of Klamath) ss.

On February 20, 2008 personally appeared the above named LINDEN L. HANKINS and HELEN K. HANKINS and acknowledged the foregoing instrument to be their voluntary act and deed.

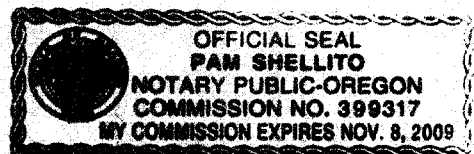
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65588PS

Before me: *Pam Shellito*  
Notary Public for Oregon  
My commission expires: - *Nov 8, 2009*

Official Seal



#26-A

**Exhibit A**

**PARCEL 1:**

Those portions of Government Lot 1, Government Lot 2, and the E 1/2 of the NW 1/4 of Section 18, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Master Drain and North of a diagonal drain as the same are presently located and constructed.

**PARCEL 2:**

Those portions of Government Lot 1, the E 1/2 of the NW 1/4, and the NE 1/4 of the SW 1/4 of Section 18, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Master Drain as the same is presently located and constructed.

**CODE 037 MAP 3911-01800 TL 00400 KEY #604616**

**CODE 037 MAP 3911-01800 TL 00300 KEY #604625**