



After recording return to:  
Gerald and Susan Massini  
8950 Booth Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Gerald and Susan Massini  
8950 Booth Road  
Klamath Falls, OR 97603

File No.: 7021-1205861 (DMC)  
Date: April 07, 2008

2008-006619

Klamath County, Oregon



05/06/2008 02:36:52 PM

Fee: \$36.00

THIS SPAC

### STATUTORY WARRANTY DEED

**Glenys Simmons**, Grantor, conveys and warrants to **Gerald A. Massini and Susan B. Massini Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee.** (Here comply with requirements of ORS 93.030)

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )  
COUNTY OF Mendocino )SS

File No: 0

APN No:

On May 1, 2008 before me, Debra Niesen, Notary Public, personally appeared  
Glenys Simmons

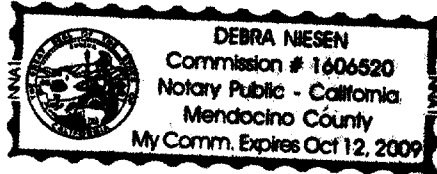
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debra Niesen

Debra Niesen



This area for official notarial seal.

### OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S)  
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

### OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1 day of May, 2008.

Glenys Simmons  
Glenys Simmons

STATE OF )  
 )ss.  
County of )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Glenys Simmons**.

See Attached

Notary Public for  
My commission expires:

APN: R306779

Statutory Warranty Deed  
- continued

File No.: 7021-1205861 (DMC)  
Date: 04/07/2008

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Beginning at the Northeast corner of Dixon Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence North 45°46' West 181.2 feet to a point on the Easterly right of way line of the Old Fort Klamath Road; thence North 46°29' East along said Northerly right of way line a distance of 184.65 feet to a point on the 40 line; thence South 1°02' West along said 40 line a distance of 253.21 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.