

MT80712-KR

THIS SPACE RESERVED FOR RECORDER'S USE



2008-009667

Klamath County, Oregon



00049202200800096670090097

07/02/2008 03:30:03 PM

Fee: \$61.00

After recording return to:

Michael Mastagni

3827 Marshall Avenue

Carmichael, CA 95608

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

Michael Mastagni

3827 Marshall Avenue

Carmichael, CA 95608

Escrow No. MT80712-KR

Title No. 0080712

SWD

### STATUTORY WARRANTY DEED

**Murray Ranch inc., an Oregon corporation, as to an undivided 1/2 interest and as to 29% of an undivided 1/2 interest; Rosemary Young and Marcella Bell, each as to 1/3 of 71% of an undivided 1/2 interest; Julianne Marie Murray and Thomas Nelson Murray, each as to 1/6 of 71% of an undivided 1/2 interest, all as tenants in common, Grantor(s) hereby convey and warrant to Michael Mastagni, 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

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 **\$200,000.00**

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of May, 2008.

Rosemary Young  
Rosemary Young

signed in counterpart  
Marcella Bell

signed in counterpart  
Julianne Marie Murray

signed in counterpart  
Thomas Nelson Murray

Murray Ranch Inc., an Oregon corporation

BY: signed in counterpart  
Gregory S. Young, President

56 ANT



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Dated this 2nd day of May, 2008.

Signed in counterpart

Rosemary Young

Marcella Bell

Julianne Marie Murray

Signed in counterpart

Thomas Nelson Murray

Murray Ranch Inc., an Oregon corporation

BY: Signed in counterpart

Gregory S. Young, President



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Dated this 16 day of May, 2008

Signed in counterpart  
Rosemary Young

Signed in counterpart  
Marcella Bell

Signed in counterpart  
Julianne Marie Murray

Thomas Nelson Murray  
Thomas Nelson Murray

Murray Ranch Inc., an Oregon corporation

BY: Signed in counterpart  
Gregory S. Young, President



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Dated this 22 day of May, 2008.

Signed in counterpart  
Rosemary Young

Signed in counterpart  
Marcella Bell

Signed in counterpart  
Julianne Marie Murray

Signed in counterpart  
Thomas Nelson Murray

Murray Ranch Inc., an Oregon corporation

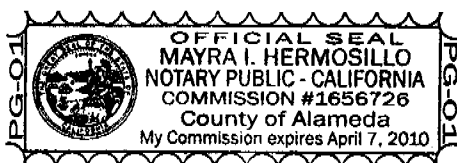
BY: [Signature]  
Gregory S. Young, President

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

On May 5<sup>th</sup>, 08 before me, Mayra I Hermosillo Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Rosemary Young  
Name(s) of Signer(s)



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 Mayra I Hermosillo  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: 2 plus exhibit 'A'

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

STATE OF \_\_\_\_\_

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Gregory S. Young, President for Murray Ranch Inc., an Oregon corporation** 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 \_\_\_\_\_

STATE OF \_\_\_\_\_

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Rosemary Young** 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 \_\_\_\_\_

STATE OF Oregon

COUNTY OF Klamath

On May 5, 2008 before me, Kristi L. Redd personally appeared **Marcella Bell** ~~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 Kristi L. Redd



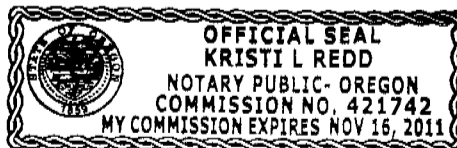
STATE OF Oregon

COUNTY OF Klamath

On May 2, 2008 before me, Julianne Marie Murray personally appeared **Julianne Marie Murray** ~~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 Kristi L. Redd



STATE OF \_\_\_\_\_

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Thomas Nelson Murray** 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 \_\_\_\_\_

STATE OF \_\_\_\_\_

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Gregory S. Young, President for Murray Ranch Inc., an Oregon corporation** 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 \_\_\_\_\_

STATE OF \_\_\_\_\_

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Rosemary Young** 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 \_\_\_\_\_

STATE OF \_\_\_\_\_

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Marcella Bell** 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 \_\_\_\_\_

STATE OF \_\_\_\_\_

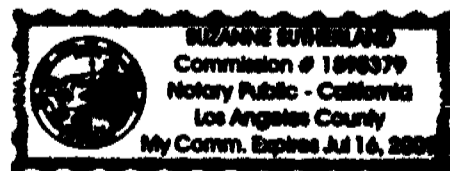
ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2008 before me, \_\_\_\_\_ personally appeared **Julianne Marie Murray** 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 \_\_\_\_\_



STATE OF California

ss.

COUNTY OF Los Angeles

On May 16, 2008 before me, Suzanne Sundland personally appeared **Thomas Nelson Murray** 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 Thomas Nelson Murray



LEGAL DESCRIPTION

"EXHIBIT A"

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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 SE1/4 of Section 34, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Government Lots 2, 3, and 4; SW1/4 NE1/4; S1/2 NW1/4; SW1/4 and the W1/2 SE1/4 of Section 2, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 1 of Section 3, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.