MTC80712-KR

THIS SPACE RESERVED FOR RECORDER'S USE



SWD

2008-009667
Klamath County, Oregon



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

### 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.

Rosemary Young

Rosemary Young

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

TURACT



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agni
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CA 95608
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Dated this 2nd day of 1/2 2008.

Signed in counterpart

Rosemary Young

Julianne Marie Murray

Signed in counterpart

Thomas Nelson Murray

Murray Ranch Inc., an Oregon corporation

BY: Signed in Counterpart

Gregory S. Young, President



After recording	ng return to:
Michael Mast	tagni
3827 Marsha	ll Avenue
Carmichael, (	CA 95608
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Carmichael,	CA 95608
Escrow No. Title No.	MT80712-KR 0080712

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Dated this 16 day of May, 2008
Signed in counterpart
Rosemary Young  Slaned Urv Counterpart  Markella Bell
Mardella Bell Signed un wurterpart
Juliahne Marie Murray
Thomas Nelson Murray
Murray Ranch Inc., an Oregon corporation
BY: Signed in Counterpart Gregory S. Young, President



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Carmichael, C	CA 95608
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Dated this 22 day of May	_ <u>800G</u> ,
Signed in counterpart Rosemary Young	
Signed in courterpart Marcella Bell	
Synalin Counterport Julianne Marie Murray	
Synd in wowter part Thomas Nelson Murray	
Murray Ranch (Ic., an Oregon corporation	
BY: Gregory S. Young, President	

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

•	
State of California San Mateo County of	}
On May 5th, or before me, Mayor	
personally appeared Rosemary You	Name(s) of Signer(s)
OFFICIAL SEAL MAYRA I. HERMOSILLO NOTARY PUBLIC - CALIFORNIA COMMISSION #1656726 County of Alameda My Commission expires April 7, 2010	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.
Place Notary Seal Above	Signature And Alexandric Signature of Notary Public
Though the information below is not required by law,	it may prove valuable to persons relying on the document reattachment of this form to another document.
Description of Attached Document	~ /
Title or Type of Document: Stylutory W	larganty teed
	Number of Pages: Z 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:	☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:
Signer Is Representing:	Signer Is Representing:
	1

Signature\_\_

STATE OF	***************************************	
COUNTY OF	SS.	
satisfactory evidence) to be the	e person(s) whose name(s) is/are sed capacity(ies), and that by signated	personally appeared Gregory S. Youn ersonally known to me (or proved to me on the basis of subscribed to the within instrument and acknowledged to me that latures(s) on the instrument the person(s) or the entity upon behal
WITNESS my hand and official	al seal.	
Signature		
STATE OF		
COUNTY OF	SS.	
subscribed to the within instrur signatures(s) on the instrument	nent and acknowledged to me that the person(s) or the entity upon b	personally appeared Rosemary Young ctory evidence) to be the person(s) whose name(s) is/are at executed the same in authorized capacity(ies), and that by behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and officia	ii seai.	
Signature		
personally known to me (or pro	, 2008 before me, /r/s/r	personally appeared Marcella Bell external executed the same in authorized capacity(bes), and that by
signatures (k) on the instrument	the person(X) or the entity upon b	behalf of which the person (*) acted, executed the instrument.
WITNESS my hand and official Signature	1 seal. Kell	OFFICIAL SEAL KRISTI L REDD NOTARY PUBLIC- OREGON COMMISSION NO. 421742 MY COMMISSION EXPIRES NOV 16, 2011
STATE OF <u>Iregon</u>	)	
COUNTY OF Klama		. 4.
subscribed to the within instrum	nent and acknowledged to me that	ne Marie Marie f satisfactory evidence) to be the person(s) whose name(1) is/are t executed the same in authorized capacity(1), and that by shalf of which the person(s) acted, executed the instrument.
WITNESS my hand and officia	l seal. X. Kedd	OFFICIAL SEAL KRISTI L REDD NOTARY PUBLIC- OREGON COMMISSION NO. 421742 MY COMMISSION EXPIRES NOV 16, 2011
STATE OF		
COUNTY OF	SS.	
Murray Murray personally knov is/are subscribed to the within in	nstrument and acknowledged to make the person(s) or the entity upon be	personally appeared <b>Thomas Nelson</b> basis of satisfactory evidence) to be the person(s) whose name(s) ne that executed the same in authorized capacity(ies), and that by chalf of which the person(s) acted, executed the instrument.

STATE OF		
COUNTY OF	SS.	
satisfactory evidence) to be the	e person(s) whose name(s) is/ ted capacity(ies), and that by	personally appeared Gregory S. Young, on personally known to me (or proved to me on the basis of are subscribed to the within instrument and acknowledged to me that signatures(s) on the instrument the person(s) or the entity upon behalf
WITNESS my hand and office	ial seal.	
Signature		
STATE OF	SS.	
COUNTY OF		
subscribed to the within instru	ment and acknowledged to met the person(s) or the entity up	personally appeared Rosemary Young tisfactory evidence) to be the person(s) whose name(s) is/are that executed the same in authorized capacity(ies), and that by pon behalf of which the person(s) acted, executed the instrument.
Signature		_
STATE OF		
COUNTY OF		
subscribed to the within instru	ment and acknowledged to n at the person(s) or the entity u	personally appeared Marcella Bell tisfactory evidence) to be the person(s) whose name(s) is/are ne that executed the same in authorized capacity(ies), and that by pon behalf of which the person(s) acted, executed the instrument.
Signature		
STATE OF	ss.	
On	, 2008 before me, me (or proved to me on the ba ament and acknowledged to n	personally appeared Julianne Marie asis of satisfactory evidence) to be the person(s) whose name(s) is/are that executed the same in authorized capacity(ies), and that by apon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and offic	ial seal.	
		Commission # 1898379 Notary Public - California Los Angeles County My Comm. Expires Ad 16, 2008
STATE OF Califor COUNTY OF Jos a	ss.	
On Murray Murray personally kn is/are subscribed to the within signatures(s) on the instrument	2008 before me, nown to me (or proved to me instrument and acknowledge at the person(s) or the entity unit to the person (s) or the entity unit to the entity unit to the person (s) or the entity unit to the entity	the basis of satisfactory evidence) to be the person(s) whose name(s) d to me that executed the same in authorized capacity(ies), and that by upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and office	cial seal.	

# Page 2 - Statutory Warranty Deed — Signature/Notary Page Escrow No. MT80712-KR

STATE OF CALIFORNIA	
COUNTY OF SANTA CLARA	
satisfactory evidence) to be the person(s) whose name(s) is/s	on personally known to me (or proved to me on the basis of are subscribed to the within instrument and acknowledged to me that signatures(s) on the instrument the person(s) or the entity upon behalf
WITNESS my hand and official seal.	DAKSHA K. PATEL
Signature	Commission # 1575295 Notary Public - California \$\frac{7}{2}\$ Sonta Clara County My Comm. Expires May 2, 2009
STATE OFss.	
COUNTY OF	
personally known to me (or proved to me on the basis of say subscribed to the within instrument and acknowledged to m	personally appeared Rosemary Young tisfactory evidence) to be the person(s) whose name(s) is/are that executed the same in authorized capacity(ies), and that by pon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.	
Signature	_
STATE OF	
COUNTY OF	
subscribed to the within instrument and acknowledged to n	personally appeared Marcella Bell atisfactory evidence) to be the person(s) whose name(s) is/are ne that executed the same in authorized capacity(ies), and that by upon behalf of which the person(s) acted, executed the instrument.
Signature	
STATE OFss.	
COUNTY OF	
subscribed to the within instrument and acknowledged to r	personally appeared Julianne Marie asis of satisfactory evidence) to be the person(s) whose name(s) is/are me that executed the same in authorized capacity(ies), and that by upon behalf of which the person(s) acted, executed the instrument.
Signature	
STATE OFss.	
county of	
On, 2008 before me,	personally appeared Thomas Nelson on the basis of satisfactory evidence) to be the person(s) whose name(s) ged to me that executed the same in authorized capacity(ies), and that by upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.	
Signature	

### LEGAL DESCRIPTION

### "EXHIBIT A"

### 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.

Reference: Title Order No. 0080712 Escrow No. MT80712-KR