

2008-013895

Klamath County, Oregon



00054470200800138950030032



After recording return to:
Charles A. McDonald and Marcia D.
McDonald
2222 Eddy Drive
Mt. Shasta, CA 96067

Until a change is requested all tax statements
shall be sent to the following address:
Charles A. McDonald and Marcia D.
McDonald
2222 Eddy Drive
Mt. Shasta, CA 96067

File No.: 7021-1288568 (DMC)
Date: September 30, 2008

THIS SPACE

10/08/2008 03:31:50 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Karl T. Hopkins, successor trustee of the William E. and Willie D. Hopkins Revocable Living Trust, Grantor, conveys and warrants to **Charles A. McDonald and Marcia D. McDonald as tenants by the entirety**, 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. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$395,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R73173

Statutory Warranty Deed
- continued

File No.: 7021-1288568 (DMC)
Date: 09/30/2008

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 7th day of October, 2008.

William E. and Willie D. Hopkins Revocable
Living Trust

Karl T. Hopkins
Karl T. Hopkins, Successor Trustee

STATE OF Indiana)
County of St. Joseph)ss.
)

This instrument was acknowledged before me on this 7th day of October, 2008
by Karl T. Hopkins as Successor Trustee of The William E. and Willie D. Hopkins Revocable Living Trust,
on behalf of the Trust.



Melissa Wolf
Notary Public for
My commission expires: August 16, 2015

APN: **R73173**

Statutory Warranty Deed
- continued

File No.: **7021-1288568 (DMC)**
Date: **09/30/2008**

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE BRASS CAPPED MONUMENT MARKING THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, BEARS SOUTH 0° 20' 20" EAST 516.90' AND NORTH 88° 47' 26" WEST 331.42' DISTANT; THENCE NORTH 0° 20' 20" WEST 156.34' TO A POINT; THENCE SOUTH 88° 33' 05" EAST 331.70 FEET TO A POINT; THENCE SOUTH 0° 19' 10" EAST 391.35' TO A POINT THENCE NORTH 53° 49' 30" WEST 412.34' TO THE POINT OF BEGINNING.

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, FROM WHICH POINT THE CENTER OF ONE-QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 00° 23' 16" EAST 282.93 FEET AND NORTH 88° 47' 44" WEST 662.88 FEET; THENCE NORTH 60° 54' 43" WEST 380.84 FEET; THENCE NORTH 00° 25' 03" WEST 55.00 FEET; THENCE SOUTH 54° 13' 12" EAST 410.73 FEET TO THE POINT OF BEGINNING.