

2008-014151

Klamath County, Oregon



00054772200800141510040041

10/15/2008 03:25:34 PM

Fee: \$36.00

After Recording Return to:

WALT MODEN and CHRIS ROOKSTOOL
and JACK ROOKSTOOL

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

WALT MODEN and CHRIS ROOKSTOOL
and JACK ROOKSTOOL
Same as above

ATE 66202

WARRANTY DEED
(INDIVIDUAL)

THIS DOCUMENT HAS BEEN EXECUTED
IN COUNTERPART

GEE MAH AND MAH A GENERAL PARTNERSHIP, herein called grantor, convey(s) to WALT MODEN and CHRIS ROOKSTOOL and JACK ROOKSTOOL, each to an undivided 1/3 interest as Tenants in Common, 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 FOR LEGAL DESCRIPTION

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 \$350,000.00.
(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 October 7, 2008.

GEE MAH AND MAH A GENERAL PARTNERSHIP

TEMUJIN K. F. MAH, PARTNER

HARRY DOO GEE, PARTNER

STEVE LAI F. MAH, PARTNER

STATE OF OREGON, County of Klamath) ss.

On October 08, 2008 personally appeared the above named Temujin K. F. Mah AS Partner of GEE MAH AND MAH A GENERAL PARTNERSHIP and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

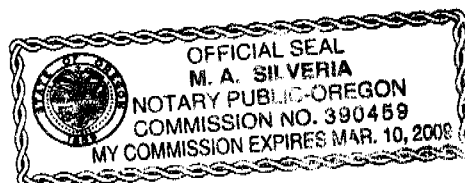


525 Main Street
Klamath Falls, OR 97601
Order No.: 66202MS

36 ATE

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



After Recording Return to:
WALT MODEN and CHRIS ROOKSTOOL
and JACK ROOKSTOOL

100 A Main Street
Klamath Falls, Or. 97601

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

WALT MODEN and CHRIS ROOKSTOOL
and JACK ROOKSTOOL
Same as above

THIS DOCUMENT HAS BEEN EXECUTED
IN COUNTERPART

WARRANTY DEED
(INDIVIDUAL)

GEE MAH AND MAH A GENERAL PARTNERSHIP, herein called grantor, convey(s) to **WALT MODEN**
and CHRIS ROOKSTOOL and JACK ROOKSTOOL, each to an undivided 1/3 interest as Tenants in
Common, 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 FOR LEGAL DESCRIPTION

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 **\$350,000.00**.
(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 **October 7, 2008**.

GEE MAH AND MAH A GENERAL PARTNERSHIP

TEMUJIN K. F. MAH, PARTNER

HARRY DOO GEE, PARTNER

STEVE LAI F. MAH, PARTNER

STATE OF OREGON, County of

) ss.

On _____, 2008 personally appeared the above named _____ AS
Partner of **GEE MAH AND MAH A GENERAL PARTNERSHIP** and acknowledged the foregoing instrument to
be _____ voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66202MS

Before me: _____
Notary Public for Oregon
My commission expires:

Official Seal

Exhibit A

Parcel 1:

The East 35 feet of Lot 10 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 146 page 51, records of Klamath County, Oregon.

Parcel 2:

Lots 11 and 12 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 158 page 407, records of Klamath County, Oregon.

Parcel 3:

Lots 13 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 184 page 167, records of Klamath County, Oregon.

CODE 001 MAP 3809-033DC TL 17400 KEY# 633112
CODE 001 MAP 3809-033DC TL 17500 KEY# 633121
CODE 001 MAP 3809-033DC TL 17600 KEY# 633130

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Siskiyou

On Oct. 14, 2008

Date

before me,

Adrienne R. Bullerwell, Notary Public

Here Insert Name and Title of the Officer

personally appeared

HARRY DOO GEE

and

STEVE LAI F. MAH

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.

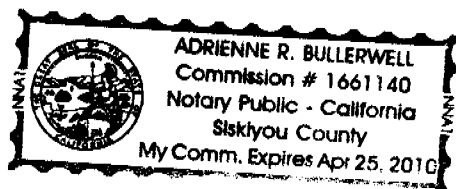
WITNESS my hand and official seal.

Signature

Adrienne R. Bullerwell

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:

WARRANTY DEED

Document Date:

October 7, 2008

Number of Pages:

ONE

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:

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here