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01/05/2009 02:49:41 PM

Fee: \$31.00



THIS SPACE

After recording return to:
Williams Downing LLC
18200 SE Willamette Drive
Portland, OR 97267

Until a change is requested all tax statements
shall be sent to the following address:
Williams Downing LLC
18200 SE Willamette Drive
Portland, OR 97267

File No.: 7021-1325051 (DMC)
Date: December 29, 2008

STATUTORY WARRANTY DEED

Jim Marsden and Robin Marsden, as to Parcel 1; James C. Marsden and Robin L. Marsden, husband and wife, as to Parcel 2; and James C. Marsden and Robin L. Marsden, husband and wife, as to Parcel 3, Grantor, conveys and warrants to **Williams Downing LLC**, 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 **\$99,000.00**. (Here comply with requirements of ORS 93.030)

F31-

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

PARCEL 1 OF LAND PARTITION 43-93 BEING LOT 14, BLOCK 5, OF ALTAMONT ACRES, SITUATED IN NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2:

LOT 5, BLOCK 24, NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 3:

**A PORTION OF TRACT NO. 9, ALTAMONT RANCH TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING ON THE POINT OF THE SOUTHERLY LINE OF LAVERNE AVENUE 180 FEET WESTERLY FROM THE INTERSECTION OF SAID LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE GREAT NORTHERN RAILWAY; THENCE RUNNING WESTERLY ALONG THE SOUTHERLY LINE TO LAVERNE AVENUE 60 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO LAVERNE 200 FEET; THENCE EASTERLY PARALLEL TO LAVERNE AVENUE 60 FEET; THENCE NORTHERLY 200 FEET TO THE PLACE OF BEGINNING.**