



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

THIS SPACE



00058260200900000530030037

01/05/2009 02:49:41 PM

Fee: \$31.00

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.

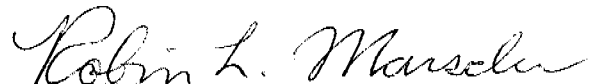
The true consideration for this conveyance is **\$99,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 5 day of January, 2009.


James C. Marsden


Robin L. Marsden

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of January, 2009
by **James C. Marsden and Robin L. Marsden.**



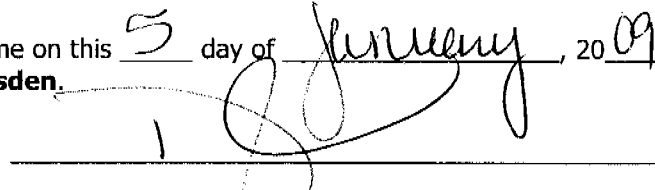

Notary Public for Oregon
My commission expires: 11/7/09

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.**