

Recording requested by:

Attorneys

2009-005337

Klamath County, Oregon



00064413200900053370020026

04/17/2009 08:41:35 AM

Fee: \$26.00

When recorded mail to:

Kirt F. Zeigler, Esq.

ANDERSON, ZEIGLER, DISHAROON

GALLAGHER & GRAY

P. O. Box 1498

Santa Rosa, CA 95402

WARRANTY DEED

Bonnie M. Morton and Theresa M. Mander, Successor Co-Trustees of The Phyllis Hall Trust dated April 5, 1989, Grantor,

conveys and warrants to John Mander and Theresa M. Mander, husband and wife, Grantees, the following described real property free of encumbrances, except those of record and those apparent upon the land, if any, as the date of this deed: Lot 13 in Block 17, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will 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 approved uses, and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

The true consideration for this conveyance is none.

Dated this 31 day of March, 2009



Bonnie M. Morton, Successor Trustee



Theresa M. Mander, Successor Trustee

Until a change is requested, all tax statements shall be sent to:

Mr. and Mrs. John Mander

P.O. Box 122

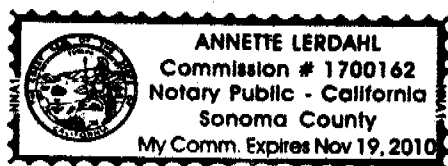
Sprague River, OR 97639

STATE OF CALIFORNIA)
) ss.
COUNTY OF SONOMA)

On March 31, 2009, before me, Annette Lerdahl, personally appeared Bonnie M. Morton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

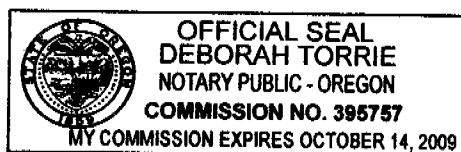
WITNESS my hand and official seal.



Annette Lerdahl

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on April 7th 2009, 2009, by Theresa M. Mander as a Successor Trustee of The Phyllis Hall Trust dated April 5, 1989.



Deborah Torrie