

2009-011655

Klamath County, Oregon



00071909200900116550020029

08/31/2009 03:21:51 PM

Fee: \$26.00



After recording return to:
Harbeson Family Trust
693 Dawson Ranch Road
Hammil Valley, CA 93514

Until a change is requested all tax statements
shall be sent to the following address:
Harbeson Family Trust
693 Dawson Ranch Road
Hammil Valley, CA 93514

File No.: 7021-1457388 (DMC)
Date: August 24, 2009

THIS SPACE

STATUTORY WARRANTY DEED

John R. Luffee and Eileen F. Luffee, Trustees under Trust Agreement of John R. Luffee and Eileen F. Luffee dated 7/14/80, Grantor, conveys and warrants to Martin M.G. Harbeson and Charlotte Harbeson, Trustees of the Harbeson Family Trust Dated September 15, 2005, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 21 IN BLOCK 32 OF TRACT 1184-OREGON SHORES-UNIT 2-1ST ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$12,000.00**. (Here comply with requirements of ORS 93.030)

F24-

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 28 day of August, 2009.

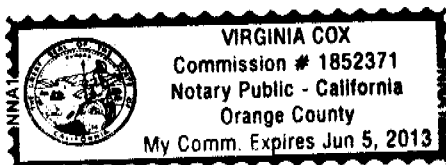
John R. Luffee and Eileen F. Luffee, Trustees
under Trust Agreement of John R. Luffee and
Eileen F. Luffee dated 7/14/80

John R. Luffee
John R. Luffee, Trustee

Eileen F. Luffee
Eileen F. Luffee, Trustee

STATE OF California)
)ss.
County of ORANGE)

This instrument was acknowledged before me on this 28 day of August, 2009
by John R. Luffee and Eileen F. Luffee as Trustees of John R. Luffee and Eileen F. Luffee, Trustees under
Trust Agreement of John R. Luffee and Eileen F. Luffee dated 7/14/80, on behalf of the Trust.



Virginia Cox
Notary Public for California
My commission expires: June 5, 2013