

2009-014538

Klamath County, Oregon



After recording return to:
WMGPS Trust
514 Walnut Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
WMGPS Trust
514 Walnut Avenue
Klamath Falls, OR 97601

File No.: 7021-1494594 (ALF)
Date: November 04, 2009

THIS SPACE



11/12/2009 03:11:29 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Douglas T. Muck, Jr. as trustee of the Douglas T. Muck, Jr. Revocable Living Trust dated October 09, 2007, Grantor, conveys and warrants to William Ganong as Trustee for the WMGPS Trust to 50% interest and Andrew A Patterson as Trustee for the BMRMG 401K Trust to 50% interest, 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:

PARCEL 1

LOT 49, BLOCK 91, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2

LOT 4, BLOCK 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 3

LOT 10, BLOCK 86, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 4

F42-

APN: R392532

Statutory Warranty Deed
- continued

File No.: 7021-1494594 (ALF)
Date: 11/04/2009

**LOT 16, BLOCK 5, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF 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.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

APN: R392532

Statutory Warranty Deed
- continued

File No.: 7021-1494594 (ALF)
Date: 11/04/2009

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.

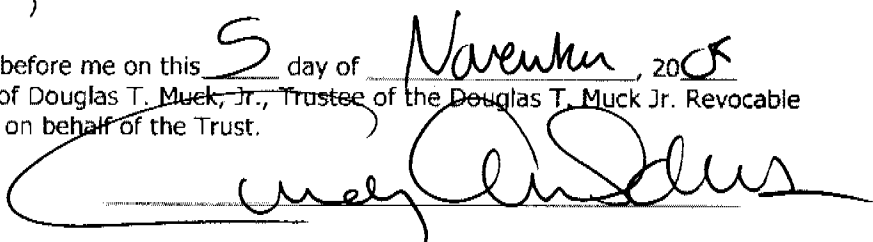
Dated this 5 day of November, 2008

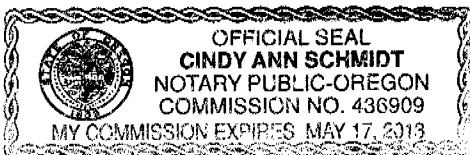
Douglas T. Muck, Jr., Trustee of the Douglas
T. Muck Jr. Revocable Living Trust dated
October 9, 2007


Douglas T. Muck, Jr., Trustee

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 5 day of November, 2008
by Douglas T. Muck, Jr. as Trustee of Douglas T. Muck, Jr., Trustee of the Douglas T. Muck Jr. Revocable
Living Trust dated October 9, 2007, on behalf of the Trust.





Notary Public for Oregon
My commission expires: