

WTC 87898-MS

THIS SPACE

2010-007932

Klamath County, Oregon



After recording return to:

Michele C. Rushton

PO Box 1431

Lucerne, CA 95458

06/30/2010 10:09:42 AM

Fee: \$42.00

Until a change is requested all tax statements
shall be sent to the following address:

Michele C. Rushton

PO Box 1431

Lucerne, CA 95458

Escrow No. MT87898-MS

Title No. 0087405

SWD r.012910

STATUTORY WARRANTY DEED

Lyman G. Mason V. and Shirley A. Mason, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michele C. Rushton and Carl H. Hoke, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$305,000.00**.

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29th day of June, 2010

Lyman G. Mason V.

Shirley A. Mason

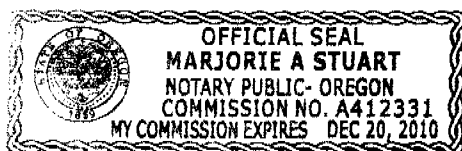
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/29, 2010 by Lyman G. Mason V. and Shirley A. Mason.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10



42nd

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The S1/2 S1/2 NW1/4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of property located in the Northwest corner of the N1/2 NE1/4 SW1/4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the N1/2 NE1/4 SW1/4; thence East 55 feet to the true point of beginning; thence continuing East along the North line of said N1/2 NE1/4 SW1/4 160 feet to a point; thence South 40 feet to a point; thence West 160 feet to a point; thence North 40 feet to the true point of beginning.