

WTC 84012-KR



THIS SPACE

2010-008735

Klamath County, Oregon



00087621201000087350060061

07/22/2010 09:37:17 AM

Fee: \$62.00

After recording return to:  
Klamath Family Head Start, an Oregon nonprofit  
corporation

Attention: Terry Kenfield 1940 South 6th Street  
Klamath Falls, OR 97601

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

Klamath Family Head Start, an Oregon nonprofit  
corporation

Attention: Terry Kenfield 1940 South 6th Street  
Klamath Falls, OR 97601

Escrow No. MT84012-KR

Title No. 0084012

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**Thelma Stewart, as to an undivided 50% interest, McDonald Development Company Inc., a California Corporation, as to an undivided 25% interest, Robert McDonald, as to an undivided 12.5% and Terry McDonald, as to an undivided 12.5% interest, all as tenants in common, Grantor(s) hereby convey and warrant to Klamath Family Head Start, an Oregon nonprofit corporation, 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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

62amt

Dated this 12<sup>th</sup> day of July, 2010.

Thelma Stewart  
Thelma Stewart, Individually

Terry McDonald

McDonald Development Company Inc., a California Corporation

BY Terry McDonald, Sec/Treas.

Robert McDonald

STATE OF CALIFORNIA

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2010 before me, \_\_\_\_\_ personally appeared Thelma Stewart, Robert McDonald and Terry McDonald, Individually and Terry McDonald, as Secretary/Treasurer for McDonald Development Company Inc., a California Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

attached to Statutory Warranty deed dated July 12, 2010

### ACKNOWLEDGMENT

State of California

County of San Joaquin

On Monday July 12, 2010 before me, Diane White Manager  
(insert name and title of the officer)

personally appeared Thelma Stewart  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

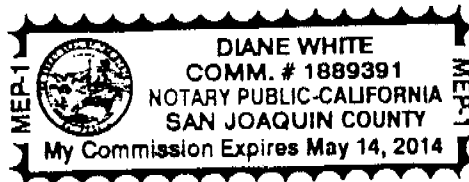
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Diane White

(Seal)



attached to Statutory Warranty Deed dated July 12, 2010

### ACKNOWLEDGMENT

State of California

County of San Joaquin

On Monday July 12, 2010 before me, Diane White Manager  
(insert name and title of the officer)

personally appeared Terry McDonald  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

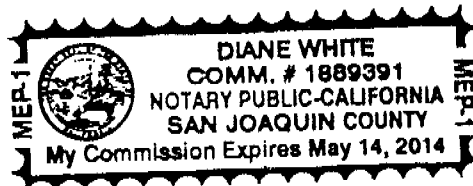
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Diane White

(Seal)



attached to Statutory Warranty Deed dated July 12, 2010

### ACKNOWLEDGMENT

State of California

County of San Joaquin

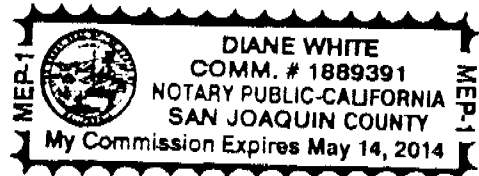
On Monday July 12, 2010 before me, Diane White Manager  
(Insert name and title of the officer)

personally appeared Robert McDonald  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) 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.

Signature Diane White (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1 of Land Partition 23-09 being a replat of Land Partition 116-06 situated in the SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded July 28, 2009 in Volume 2009-010180, Microfilm Records of Klamath County, Oregon.