

2010-009251
Klamath County, Oregon



00088257201000092510030037

08/05/2010 03:21:17 PM

Fee: \$47.00



After recording return to:
David Pinacho and Jessica V. Pinacho
2245 Lindley Way
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
David Pinacho and Jessica V. Pinacho
2245 Lindley Way
Klamath Falls, OR 97601

File No.: 7021-1587529 (SFK)
Date: July 14, 2010

THIS SPAC

1st 1587529

STATUTORY WARRANTY DEED

James E. Ferguson and Norma J. Ferguson, Trustors/Trustees of the Ferguson Living Trust, Grantor, conveys and warrants to **David Pinacho and Jessica V. Pinacho, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 4th day of August, 2010.

James E. Ferguson and Norma J. Ferguson,
Trustors/Trustees of the Ferguson Living
Trust

Norma J. Ferguson Trustee

Norma J. Ferguson, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of August, 2010
by as of James E. Ferguson and Norma J. Ferguson, Trustors/Trustees of the Ferguson Living Trust, on
behalf of the .

Sarah Kness



Notary Public for Oregon

My commission expires: 10/16/2010

EXHIBIT A

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

PARCEL 1:

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 429.0 FEET AND EAST 1508.8 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, THENCE EAST 100.0 FEET; THENCE SOUTH 125.0 FEET; THENCE WEST 100.0 FEET; THENCE NORTH 125.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF WILLAMETTE MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 429.0 FEET AND EAST 1508.8 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN; THENCE SOUTH 125 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUED SOUTH 96.5 FEET; THENCE EAST 100 FEET, THENCE NORTH 96.5 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 429 FEET AND EAST 1420.8 FEET FROM AN IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; WHICH POINT IS ALSO THE INTERSECTION OF THE SOUTH LINE OF LINDLEY WAY AND THE EAST LINE OF LAUREL STREET; THENCE SOUTH ALONG THE EAST LINE OF LAUREL STREET 398 FEET TO TRUE POINT OF BEGINNING; THENCE EAST 288 FEET; THENCE NORTH 176.5 FEET; THENCE WEST 200 FEET; THENCE SOUTH 3.5 FEET; THENCE EAST 32 FEET; THENCE SOUTH 154 FEET; THENCE WEST 120 FEET TO AN IRON PIN ON THE EAST LINE OF LAUREL STREET; THENCE SOUTH 19 FEET TO THE POINT OF BEGINNING.