

WTC 88876-LW



THIS SPACE

2010-013490

Klamath County, Oregon



00093228201000134900020024

11/22/2010 03:42:44 PM

Fee: \$42.00

After recording return to:

CHARLESS M. LONG

P.O. BOX 1816

SHINGLES SPRINGS, CA 95682

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

CHARLESS M. LONG

P.O. BOX 1816

SHINGLES SPRINGS, CA 95682

Escrow No. MT88876-LW

Title No. 0088876

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**DONALD LEE GARDNER AND DONALD E. MATTISON, TRUSTEES OF THE GARDNER/MATTISON TRUST DATED SEPTEMBER 22, 2003**, Grantor(s) hereby convey and warrant to **CHARLESS M. LONG and GARY D. LONG**, 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:

Parcel 1 of Land Partition 4-94 being in Parcel 1 and 2 of Minor Partition 68-91 in the NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$255,000.00**.

12pmf

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 15 day of November, 2010.

DONALD LEE GARDNER AND DONALD E. MATTISON, TRUSTEES OF THE GARDNER/MATTISON TRUST  
DATED SEPTEMBER 22, 2003

BY: Donald Lee Gardner  
DONALD LEE GARDNER, TRUSTEE

BY: Donald E. Mattison  
DONALD E. MATTISON, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 15, 2010 by DONALD LEE GARDNER AND DONALD E. MATTISON, TRUSTEES OF THE GARDNER/MATTISON TRUST DATED SEPTEMBER 22, 2003.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2011

