

1<sup>st</sup> 1629005

2010-014202

Klamath County, Oregon



00094073201000142020040040

THIS SPACE RESERV

12/14/2010 03:24:38 PM

Fee: \$52.00



After recording return to:  
Nicholas Gordon Moxley  
5303 Bliss Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Nicholas Gordon Moxley  
5303 Bliss Road  
Bonanza, OR 97623

File No.: 7021-1629005 (SFK)  
Date: September 20, 2010

### STATUTORY WARRANTY DEED

**Trustees of The Ferrarese Family Trust**, Grantor, conveys and warrants to **Nicholas Gordon Moxley and Samuel Delmer Moxley, not as tenants in common but with full rights of survivorship**, 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:**

**The Grantor herein will have general hunting rights to this property for the next 50 years from recording date. This will be for family use only no commercial hunting. The owners will need to be notified prior to the hunt and hunting may not interfere with any farming being done on the property. These rights will remain with the property in the event this property is sold.**

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 **\$750,000.00**. (Here comply with requirements of ORS 93.030)

F

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 13 day of December, 2010.

Trustees of The Farrarese Family Trust

Melvin N. Ferrarese Trustee

Melvin N. Ferrarese, Trustee

Jeanette I. Ferrarese Trustee

Jeanette I. Ferrarese, Trustee

STATE OF <sup>CG</sup> ~~Oregon~~ California  
County of ~~Klamath~~ <sup>CG</sup> Stanislaus )ss.

This instrument was acknowledged before me on this 13<sup>th</sup> day of December, 2010  
by as of Trustees of The Farrarese Family Trust, on behalf of the .



Cindy Garcia  
<sup>CG</sup>  
Notary Public for ~~Oregon~~ California  
My commission expires: 3-16-12

## ACKNOWLEDGMENT

State of California

County of Stanislaus

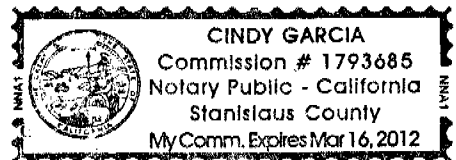
On December 13, 2010 before me, Cindy Garcia, Notary Public  
(insert name and title of the officer)

personally appeared Melvin D. Ferraresse Trustee & Jeanette I. Ferraresse Trustee  
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 Cindy Garcia (Seal)



APN: R483499

Statutory Warranty Deed  
- continued

File No.: 7021-1629005 (SFK)  
Date: 09/20/2010

**EXHIBIT A**

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

**PARCEL 1:**

**SOUTH HALF SOUTH HALF, NORTH HALF SOUTHWEST QUARTER, SOUTH HALF NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 11 HALF EAST OF THE WILLAMETTE MERIDIAN;**

**PARCEL 2:**

**A PIECE OR PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER NORTHEAST QUARTER AND THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 SOUTH, RANGE 11 HALF EAST OF THE WILLAMETTE MERIDIAN IN KLAMATH COUNTY, OREGON, CONTAINING 8.83 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER SOUTHEAST QUARTER OF SAID SECTION 13, TOWNSHIP 38 SOUTH, RANGE 11 HALF EAST WILLAMETTE MERIDIAN, AND RUNNING NORTHERLY ALONG THE WESTERLY SIDE OF THE SAID NORTHWEST QUARTER SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SAID SECTION 13, 1542.5 FEET; THENCE SOUTHEASTERLY TO A POINT IN THE SOUTHERLY BOUNDARY OF THE SAID NORTHWEST QUARTER SOUTHEAST QUARTER OF SAID SECTION 13, 499.2 FEET EASTERLY FROM THE SAID POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY BOUNDARY OF THE SAID NORTHWEST QUARTER SOUTHEAST QUARTER OF SAID SECTION 13, 499.2 FEET TO THE POINT OF BEGINNING. SAVING AND EXCEPTING ANY PORTION LYING IN ROADS AND HIGHWAYS.**