

WTC 1396-10393

2011-002448

Klamath County, Oregon



00097630201100024480030034

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

02/23/2011 11:41:23 AM

Fee: \$47.00

GRANTOR'S NAME:

Chester G. Mistal and Ann M. Mistal

GRANTEE'S NAME:

Red River Group, LLC, a New Mexico Limited Liability Company

SEND TAX STATEMENTS TO:

Red River Group, LLC, a New Mexico Limited Liability Company
PO Box 84651
Fairbanks, AK 99708

AFTER RECORDING RETURN TO:

Red River Group, LLC, a New Mexico Limited Liability Company
PO Box 84651
Fairbanks, Ak 99708

Escrow No: 4611019369-FTEUG01

3711-028C0-00800-000 / 400989

Lot 2, Block 9, Tract 1039 Yonna Woods #2
Klamath County, Oregon

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chester G. Mistal and Ann M. Mistal, Grantor, conveys and warrants to Red River Group, LLC, a New Mexico Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 2 in Block 9 of Tract No. 1039, YONNA WOODS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: Rights of the public, covenants, conditions, restrictions and/or easements of record, if any.

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.

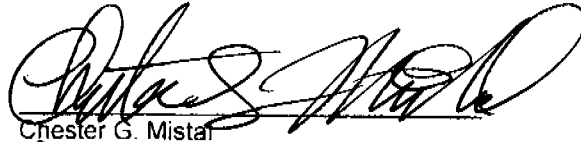
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$7,000.00. (See ORS 93.030)

(See page 2 for signature/notary)

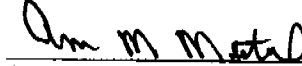
47pmt

0089772- 1/1

Statutory Warranty Deed (continued)
Escrow No: 4611019369-FTEUG01
3711-028C0-00800-000 / 400989
Lot 2, Block 9, Tract 1039 Yonna Woods #2
Klamath County, Oregon



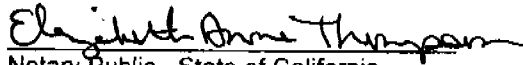
Chester G. Mistal



Ann M. Mistal

State of California
COUNTY of San Bernardino

This instrument was acknowledged before me on February 19, 2011 by Chester G. Mistal and Ann M. Mistal.



Notary Public - State of California

My commission expires: Dec. 3 2014

See Attached Acknowledgement

ACKNOWLEDGMENT

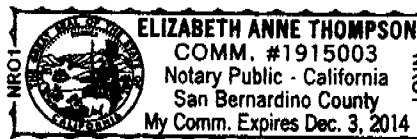
State of California
County of San Bernardino)

On February 19, 2011 before me, Elizabeth Anne Thompson, Notary Public
(insert name and title of the officer)

personally appeared Chester G. Mistal, Ann Marie Mistal
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 Elizabeth Anne Thompson (Seal)

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

Warranty deed