

WTC 89926-SH

THIS SPACE R

2011-003895

Klamath County, Oregon



00099340201100038950030032

03/22/2011 03:02:28 PM

Fee: \$47.00



After recording return to:

MASAMI FOODS, INC.

5222 TINGLEY LANE

KLAMATH FALLS, OR 97603

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

MASAMI FOODS, INC.

5222 TINGLEY LANE

KLAMATH FALLS, OR 97603

Escrow No. MT89926-SH

Title No. 0089926

SWD r.030211

STATUTORY WARRANTY DEED

TROY DEAN CULVER and ANGELA KAY CULVER, who acquired title as ANGELA KAY NELSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MASAMI FOODS, INC., an Oregon 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:

The true and actual consideration for this conveyance is **\$130,000.00**.

479m

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.

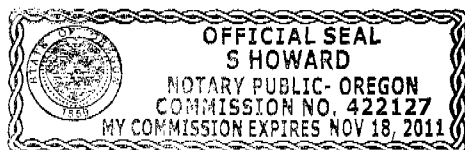
Dated this 10 day of March 2011.

Troy Dean Culver
TROY DEAN CULVER

Angela Kay Culver
ANGELA KAY CULVER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 10, 2011 by TROY DEAN CULVER and ANGELA KAY CULVER.



S Howard
(Notary Public for Oregon)

My commission expires 11-18-11

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 30 degrees 00' West a distance of 120.06 feet to a point; thence North 59 degrees 12' West a distance of 163.58 feet, more or less, to a point on the Southeasterly line of the Old Midland Road; thence Northeasterly, along said Southeasterly line, being on the arc of a curve to the right, a distance of 148.35 feet, more or less, to the point of beginning. SAVING AND EXCEPTING any portion thereof contained in the Midland Highway as said highway has been relocated.