

1st 1742763

2011-009390

Klamath County, Oregon



00106077201100093900030030

THIS SPACE

08/15/2011 02:16:34 PM

Fee: \$47.00



After recording return to:
Massini Living Trust
431 A & 431 B Old Fort Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Massini Living Trust
431 A & 431 B Old Fort Road
Klamath Falls, OR 97601

File No.: 7021-1742763 (SFK)
Date: August 11, 2011

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to **Gerald A. Massini and Susan B. Massini, Trustees of the Gerald A. Massini and Susan B. Massini Living Trust dated September 22, 1993**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

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.

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

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R441310

Statutory Special Warranty Deed
- continued

File No.: 7021-1742763 (SFK)
Date: 08/11/2011

EXHIBIT A

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

A tract of land situated in the NE1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NE1/4 SE1/4 of said Section; thence East along South line of said NE1/4 SE1/4 50 feet; thence North parallel to the West line of the NE1/4 SE1/4 300.69 feet to the Easterly right of way of Old Fort Road; thence South 46° 29' West along the Easterly right of way of said road 68.95 feet to the West line of the NE1/4 SE1/4; thence South 253.21 feet along the West line of said NE1/4 SE1/4 to the point of beginning.