



THIS SPACE

2011-013750
Klamath County, Oregon



00111317201100137500050052

12/13/2011 02:53:59 PM

Fee: \$57.00

After recording return to:

HARRY P. ANTHONY

3212 Stuart Way

NAPA, CA 94558

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

HARRY P. ANTHONY

3212 Stuart Way

NAPA, CA 94558

Escrow No. MT91880-DS

Title No. 0091880

SWD r.042611

STATUTORY WARRANTY DEED

CHRISTINA M. RUSSELL and ANGEL MCCUBBIN and MICHAEL D. CAREY,

Grantor(s), hereby convey and warrant to

HARRY P. ANTHONY,

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:

A portion of tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

TOGETHER WITH a fifteen (15) foot non exclusive easement for ingress and egress over, under and across a strip of land the North line of which is described as follows:

Beginning at the Southwest corner of said Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the township line between Section 33 and Section 4, to the Southeast corner of Thomas H. Long's property as described in M77, page 11898, Deed Records of Klamath County; thence continuing Easterly along said Township line 30 feet, and said Northerly easement line there terminating. The Southerly boundary of said right of way shall be parallel with said Northerly line and not more than 15 feet South thereof.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

The true and actual consideration for this conveyance is **\$100,000.00.**

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:

574111

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 7th day of December, 2011.

X Christina M. Russell
CHRISTINA M. RUSSELL

ANGEL MCCUBBIN

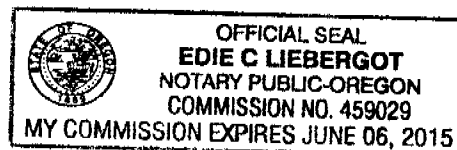
MICHAEL D. CAREY

State of Oregon
County of Multnomah

This instrument was acknowledged before me on 7 Dec 11, 2011 by CHRISTINA M. RUSSELL.

Edie C. Liebergot
(Notary Public for Oregon)

My commission expires 06 June 2015



State of California
County of _____

This instrument was acknowledged before me on _____, 2011 by ANGEL MCCUBBIN.

(Notary Public for Calif)

My commission expires _____

State of Nevada
County of _____

This instrument was acknowledged before me on _____, 2011 by MICHAEL D. CAREY.

(Notary Public for Nevada)

My commission expires _____

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 8th day of December, 2011.

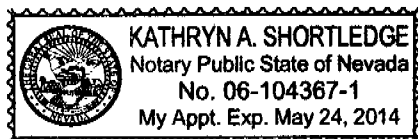
CHRISTINA M. RUSSELL
CHRISTINA M. RUSSELL

ANGEL MCCUBBIN
ANGEL MCCUBBIN

MICHAEL D. CAREY
MICHAEL D. CAREY

State of Oregon NEVADA
County of CLARK

This instrument was acknowledged before me on December 8th, 2011 by MICHAEL D. CAREY and CHRISTINA M. RUSSELL.



Kathryn A. Shortledge
(Notary Public for Oregon)
NEVADA
My commission expires 5-24-2014

State of California
County of _____

This instrument was acknowledged before me on _____, 2011 by ANGEL MCCUBBIN.

(Notary Public for Calif)

My commission expires _____

State of Nevada
County of _____

This instrument was acknowledged before me on _____, 2011 by MICHAEL D. CAREY.

(Notary Public for Nevada)

My commission expires _____

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 8th day of DECEMBER, 2011.

CHRISTINA M. RUSSELL

X *Angel McCubbin*
ANGEL MCCUBBIN

MICHAEL D. CAREY

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2011 by CHRISTINA M. RUSSELL.

(Notary Public for Oregon)

My commission expires _____

State of California
County of _____

SEE CALIFORNIA ACKNOWLEDGMENT ATTACHED.
This instrument was acknowledged before me on _____, 2011 by ANGEL MCCUBBIN.

(Notary Public for Calif)

My commission expires _____

State of Nevada
County of _____

This instrument was acknowledged before me on _____, 2011 by MICHAEL D. CAREY.

(Notary Public for Nevada)

My commission expires _____

ACKNOWLEDGMENT

State of California
County of HUMBOLDT

On DECEMBER 8, 2011 before me, JAMES LAMPORT, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ANGEL MCCUBBIN
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 *James Lampart* (Seal)
JAMES LAMPORT

