

1st 1800708-AF



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Pearl Askew 1994 Trust
630 Crane Avenue, Suite C
Turlock, CA 95380

Grantor Address:
Don W. Douglas, Sr. and Linda R. Douglas
c/o First American Title
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1800708 (ALF)
Date: January 05, 2012

2012-000224

Klamath County, Oregon



00112335201200002240030035

THIS SPACE

01/10/2012 03:13:06 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Don W. Douglas, Sr. and Linda R. Douglas as tenants by the entirety, Grantor, conveys and warrants to **Pearl Askew Trustee for Pearl Askew 1994 Trust dated May 19, 1994**, 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:

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 **\$529,000.00**. (Here comply with requirements of ORS 93.030)

The Mineral rights including Geothermal will be shared between the buyer Askew Family Trust and seller Don W Douglas Sr and Linda R Douglas these right will include only the rights for what come out of the ground all lease payments and any future surface leases payments will be the sole right of the land owner.

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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 9 day of January, 2012.

Don W. Douglas, Sr.
Don W. Douglas Sr.

Linda R. Douglas
Linda R. Douglas

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 9 day of January, 2012
by **Don W. Douglas, Sr. and Linda R. Douglas.**

Notary Public for Oregon
My commission expires: 12-3-14

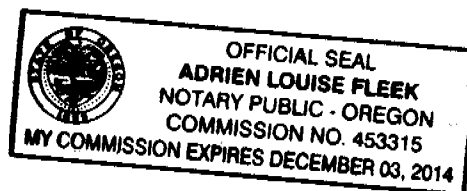


EXHIBIT A

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

PARCEL 1:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST WILLAMETTE MERIDIAN, EXCEPTING SO MUCH THEREOF AS WAS CONVEYED TO THE UNITED STATES BY H.S. NEWTON AND WIFE, BY DEED RECORDED IN BOOK 23, PAGE 579, RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 10 EAST WILLAMETTE MERIDIAN AND SECTIONS 24 AND 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN AND RUNNING THENCE NORTH 89° 39' EAST ALONG THE SECTION LINE BETWEEN THE SAID SECTIONS 19 AND 30 A DISTANCE OF 600 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 39' EAST ALONG SAID SECTION LINE A DISTANCE OF 1916.5 FEET, MORE OR LESS, TO A POINT IN THE LINE MARKING THE WESTERLY BOUNDARY OF THE RIGHT OF WAY FOR THE "C" CANAL OF THE U.S. BUREAU OF RECLAMATION KLAMATH PROJECT; THENCE SOUTH 14° 18' WEST ALONG SAID BOUNDARY LINE OF "C" CANAL RIGHT OF WAY 1331.5 FEET; THENCE SOUTH 89° 39' WEST PARALLEL WITH SAID SECTION LINE BETWEEN SECTIONS 19 AND 30 A DISTANCE OF 1590.6 FEET, MORE OR LESS, TO A POINT WHICH IS 600 FEET DISTANT FROM THE WEST LINE OF SAID SECTION 30; THENCE NORTH 0° 08' EAST PARALLEL WITH AND 600 FEET DISTANT AT RIGHT ANGLES EASTERLY FROM SAID SECTION LINE A DISTANCE OF 1288.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE NORTHERLY 30 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30 ADJOINING THE ABOVE DESCRIBED PARCEL ON THE WESTERLY SIDE THEREOF FOR ROAD AND PUBLIC UTILITY PURPOSES.

ALSO, TOGETHER WITH THE RIGHT AND PRIVILEGE OF CONVEYING IRRIGATION WATER TO THE ABOVE DESCRIBED TRACT ALONG CERTAIN DITCHES NOW LOCATED AND CONSTRUCTED OVER AND ACROSS THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30.