

2013-002246
Klamath County, Oregon
03/01/2013 11:54:15 AM
Fee: \$62.00

THIS SPACE RESERVED FOR RECORD



After recording return to:

Thomas W. Griffith

5321 Walnut Drive

Williams, CA 95987

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

Same as Above

Escrow No. MT78781-KR

STATUTORY WARRANTY DEED

Thomas Wall Griffith, also known as Thomas W. Griffith, and Lisa Gaye Griffith, as tenants by the entirety, as to an undivided 50% ownership and Douglas Eugene Parker and Judy Ann Parker, as tenants by the entirety, as to an undivided 50% ownership, as tenants in common,

Grantor(s) hereby convey and warrant to

Thomas W. Griffith, a married man, as his sole and separate property, as to an undivided 50% ownership and Judy Ann Parker, a married woman, as her sole and separate property as to an undivided 50% ownership

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 true and actual consideration for this conveyance is EXCHANGE OF PROPERTY.

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: 2012-2013 Real Property Taxes a lien not yet due and payable.

Trust Deed and Assignment of Rents, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: June 2, 1998

Recorded: June 24, 1998

Volume: M98, page 22116, Microfilm Records of Klamath County, Oregon

Amount: \$1,075,000.00

Grantor: Thomas Wall Griffith and Lisa Gaye Griffith, husband and wife, and Douglas Eugene Parker and Judy Ann Parker, husband and wife

Trustee: Federal Land Bank Association of Colusa, FLCA

Beneficiary: Federal Land Bank Association of Colusa, FLCA

Appointment of Successor Trustee, as disclosed by instrument;

Dated: June 29, 1998

Recorded: June 30, 1998

Volume: M98, page 23008, Microfilm Records of Klamath County, Oregon

New Trustee: AmeriTitle

Financing Statement, subject to the terms and provisions thereof;

Recorded: June 24, 1998

Volume: M98, page 22107, Microfilm Records of Klamath County, Oregon

Debtor: Griffith & Parker, West Valley Ranch, Inc., Thomas W. Griffith, Lisa Griffith, Douglas E. Parker, Judy Parker

Secured Party: Federal Land Bank Association of Colusa, FLCA

Recorded: May 13, 2003

Volume: M03, page 31820, Microfilm Records of Klamath County, Oregon.

62 AMT

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 14 day of Aug, 2012.

~~Thomas Wall Griffith~~ by Matthew Griffith his attorney in fact
Thomas Wall Griffith, by Matthew Griffith, his attorney in fact

Lisa Gaye Griffith
Lisa Gaye Griffith

Douglas Eugene Parker
Douglas Eugene Parker

Judy Ann Parker
Judy Ann Parker

STATE OF CALIFORNIA

COUNTY OF Sutter ss.

On Aug 14, 2012 before me, Matthew Griffith personally appeared Matthew Griffith, attorney in fact for Thomas W. Griffith personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



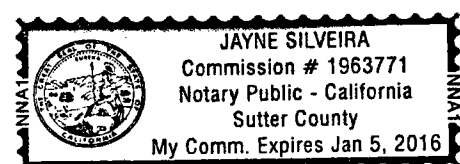
STATE OF CALIFORNIA

COUNTY OF Sutter ss.

On Nov 29, 2012 before me, Jayne Silveira Notary Public personally appeared Lisa Gaye Griffith personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



STATE OF CALIFORNIA

COUNTY OF Sutter ss.

On Dec 26, 2012 before me, Jayne Silveira Notary Public personally appeared **Douglas Eugene Parker and Judy Ann Parker** personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

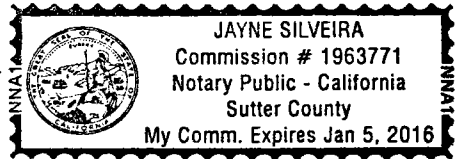


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 Sprague River

The N1/2 SE1/4 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2 Sprague River

NE1/4, W1/2 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SE1/4 NW1/4, W1/2 SE1/4, E1/2 SW1/4 of Section 30 Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

NW1/4 NE1/4, E1/2 NW1/4, Government Lots 1 and 2 of Section 31, Township 35 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3 Sprague River

Government Lots 3 and 4 in Section 1, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4 Sprague River

A tract of land situated in Sections 2 and 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Section 2: The SW1/4 NE1/4; S1/2 NW1/4; N1/2 SW1/4 and SW1/4 SW1/4

Section 3: The S1/2 SE1/4 lying Easterly of the Sprague River Highway

And Government Lots 1, 2, 3, and 4, Section 2, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.