



12/10/2013 09:33:13 AM

Fee: \$42.00

After recording, return to:
SCOTT C. SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

WARRANTY DEED

GUY D. MATTOON and THANE A. MATTOON, Trustees under the MATTOON LIVING TRUST, dated April 27, 1994, "Grantors", hereby convey and warrant to GUY D. MATTOON and THANE A. MATTOON, Trustees under the MATTOON FAMILY TRUST, dated November 21, 2013, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

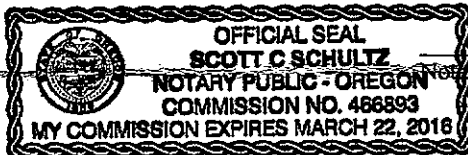
Dated this 21 day of November, 2013.

Guy D. Mattoon, Trustee
GUY D. MATTOON, Trustee, under
the MATTOON LIVING TRUST

Thane A. Mattoon, Trustee
THANE A. MATTOON, Trustee,
under the MATTOON LIVNG TRUST

State of Oregon)
) ss.
County of Lane)

This instrument was acknowledged before me on the 21st day of Nov., 2013, by GUY D. MATTOON and THANE A. MATTOON, Trustees under the MATTOON LIVING TRUST, dated April 27, 1994.



Scott C. Schultz
Notary Public for Oregon

EXHIBIT "A"

PARCEL ONE: Lot 20, N 1/2 W 1/2 E 1/2 NE 1/4 SE 1/4 Section 10
TWP 25 S R8E W.M. Klamath County. Subject to ten
foot wide easement along entire North boundary for
mutual roadway and all roadway purposes.

Subject to reservations and rights of way of record.

PARCEL TWO:

.....a parcel of land containing 6.87 acres in gross area, situate
in the E 1/2 E 1/2 NE 1/4 SE 1/4 of Section 10, T. 25 S., R. 08 E.,
W.M., Klamath County, Oregon, also known as Tract 22 and the North Part
of Tract 23 per RS 1483 surveyed under ORS 92.010(2) prior to
rescission in 1973, and described as follows:

BEGINNING AT A POINT, a 2 1/2" brass-capped steel pipe set at the E 1/4
Corner of Section 10;

THENCE along the East line of Section 10, S 00° 28' 21" E 1015.27
feet to a #5 plastic-capped steel rod;

THENCE N 56° 12' 15" W 409.54 feet to a #5 plastic-capped steel
rod set along the EEE 1/256 Line of Section 10;

THENCE along said 1/256 Line, N 00° 28' 43" E 125.00 feet to a
#4 steel rod set at the SEESE 1/256 Corner;

THENCE continuing along said 1/256 Line, N 00° 29' 31" E 658.66
feet to a point along the E-W C1/4 Line of Section 10;

THENCE along said C1/4 Line, S 89° 14' 33" E 325.42 feet to the
Point of Beginning.