

184 2234233-LW

2014-004001  
Klamath County, Oregon  
04/28/2014 12:12:30 PM  
Fee: \$62.00



After recording return to:  
Mann Family Trust  
27159 Hwy 50  
Merrill, OR 97633

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Mann Family Trust  
27159 Hwy 50  
Merrill, OR 97633

File No.: 7021-2234233 (LW)  
Date: April 04, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**The Goecken Family Partnership general partnership, Grantor, conveys and warrants to Douglas M. Mann, Trustee and Donna M. Mann, Trustee of the Mann Family Trust, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

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

**All of Government Lots 3, 4 and 7 and that portion of Government Lots 8 and 9 lying Northeast of the North right of way line of The Dalles-California Highway as now located and constructed in Section 18, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**Also, Lot 11 and that portion of Lot 5 lying South of a line parallel to and distant 92 feet Northerly from the North line of said Lot 11, all in Section 18, Township 41 South of Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**Also Farm Unit "B" also described as Lots 6 and 10 of Section 18, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon**

**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 **\$250,000.00**. (Here comply with requirements of ORS 93.030)

F.  
67.00

APN: R110953

Statutory Warranty Deed  
- continued

File No.: 7021-2234233 (LW)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of April, 2014.

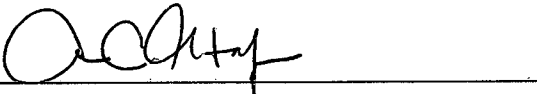
<sup>c</sup>  
The Goeken Family Partnership, a general  
partnership

By: Karen E. Biane, Trustee of the Karen E.  
Biane Separate Property Living Trust  
dated 9/23/99

A handwritten signature in cursive script, reading "Karen E. Biane", written over a horizontal line.

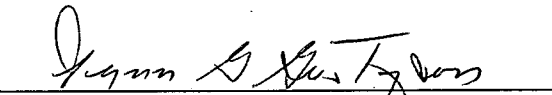
By: Karen E. Biane, Partner

By: Arne C. Gustafson, Trustee of the  
Gustafson Family Living Trust dated  
6/12/98

A handwritten signature in cursive script, reading "Arne C. Gustafson", written over a horizontal line.

By: Arne C. Gustafson, Partner

By: Lynn G. Gustafson, Trustee of the  
Gustafson Family Living Trust dated  
6/12/98

A handwritten signature in cursive script, reading "Lynn G. Gustafson", written over a horizontal line.

By: Lynn G. Gustafson, Partner

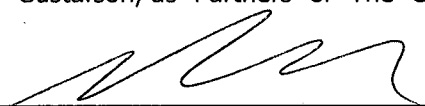
APN: R110953

Statutory Warranty Deed  
- continued

File No.: 7021-2234233 (LW)

STATE OF CA )  
County of Butte )ss.  
)

This instrument was acknowledged before me on this 25 day of April, 2014  
by Karen E. Biane, Arne C. Gustafson and Lynn G. Gustafson, as Partners of The Goeken Family  
Partnership, on behalf of the general partnership.

  
\_\_\_\_\_  
Notary Public for  
My commission expires:



NOTARY ATTACHMENT TO:

STATE OF **CALIFORNIA**  
COUNTY OF **BUTTE**

}  
}

\* Lynn E. Gustafson

On 4-25-14, before me **DENISE M. PRICE, NOTARY PUBLIC**,  
personally appeared Karen E. Biane, Arne C. Gustafson and \*  
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



My Commission expires: ~~1-24-14~~ 1-24-18 *DM*

This area for official notarial seal

Notary Name: Denise M. Price

Notary Phone no. 893-5644

Notary Registration Number: 1875131 2055509 *DM*

County of Principal Place of Business: Butte

