

MT80713-KR

THIS SPACE RESERVED FOR RECORDER'S USE



2008-009666
Klamath County, Oregon



00049201200800096660080083

07/02/2008 03:29:25 PM

Fee: \$56.00

After recording return to:

David P. Mastagni

3827 Marshall Avenue

Carmichael, CA 95608

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

David P. Mastagni

3827 Marshall Avenue

Carmichael, CA 95608

Escrow No. MT80713-KR

Title No. 0080713

SWD

STATUTORY WARRANTY DEED

Murray Ranch inc., an Oregon corporation, Rosemary Young and Marcella Bell, Julianne Marie Murray and Thomas Nelson Murray, Grantor(s) hereby convey and warrant to David P. Mastagni and Kathleen R. Mastagni, as tenants by the entirety, 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:

LEGAL DESCRIPTION

Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
Section 1: Government Lots 1, 2, 3 and 4

Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 25: All

Section 26: All

Section 27: All

Section 28: E1/2 SE1/4, E1/2 E1/2 NW1/4 SE1/4, NE1/4 SW1/4 SE1/4

Section 34: N1/2

Section 35: All

Section 36: All

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:

The true and actual consideration for this conveyance is **\$1,267,500.00**

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. 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.

Dated this 5th day of May, 2008

Rosemary Young
Rosemary Young

Marcella Bell
Marcella Bell

Julianne Marie Murray
Signed in counterpart

Thomas Nelson Murray
Signed in counterpart

Murray Ranch inc., an Oregon corporation

BY: Gregory S. Young
Gregory S. Young, President

56 AMT



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Dated this 2nd day of May, 2008.

Signed in counterpart
Rosemary Young

Marcella Bell
Marcella Bell

Julianne Marie Murray

Signed in counterpart
Thomas Nelson Murray

Murray Ranch inc., an Oregon corporation

BY: Signed in counterpart
Gregory S. Young, President



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Dated this 12 day of May, 2008

Signed in counterpart

Rosemary Young

Signed in counterpart

Marcella Bell

Signed in counterpart

Julianne Marie Murray

Thomas Nelson Murray

Thomas Nelson Murray

Murray Ranch inc., an Oregon corporation

BY: Signed in counterpart

Gregory S. Young, President



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Dated this _____ day of _____, _____.

Signed in counterpart

Rosemary Young

Signed in counterpart

Marcella Bell

Signed in counterpart

Julianne Marie Murray

Signed in counterpart

Thomas Nelson Murray

Murray Ranch inc., an Oregon corporation

BY: _____

Gregory S. Young, President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

On May 5th, 08 before me, Mayra I Hermosillo, Notary Public

personally appeared Rosemary Young



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 Mayra I Hermosillo

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

STATE OF _____

SS.

COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Gregory S. Young, President for Murray Ranch Inc., an Oregon corporation** 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 _____

STATE OF _____

SS.

COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Rosemary Young** 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 _____

STATE OF Oregon

COUNTY OF Klamath

On May 5, 2008 before me, Kristi L. Redd personally appeared **Marcella Bell** ~~personally known to me (or proved to me on the basis of satisfactory evidence)~~ to be the person(x) whose name(x) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(~~ies~~), and that by signatures(x) on the instrument the person(x) or the entity upon behalf of which the person(x) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kristi L. Redd



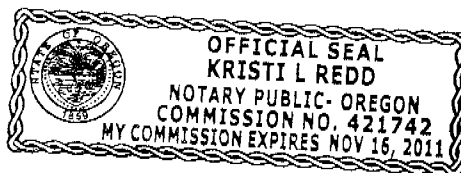
STATE OF Oregon

COUNTY OF Klamath

On May 2, 2008 before me, Kristi L. Redd personally appeared **Julianne Marie Murray** ~~personally known to me (or proved to me on the basis of satisfactory evidence)~~ to be the person(x) whose name(x) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(~~ies~~), and that by signatures(x) on the instrument the person(x) or the entity upon behalf of which the person(x) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kristi L. Redd



STATE OF _____

SS.

COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Thomas Nelson Murray** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Gregory S. Young, President for Murray Ranch Inc., an Oregon corporation** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Rosemary Young** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Marcella Bell** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Julianne Marie Murray** 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 _____

STATE OF California
ss.
COUNTY OF Los Angeles

On May 12, 2008 before me, Suzanne Sutherland personally appeared **Thomas Nelson Murray** 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 Thomas Nelson Murray

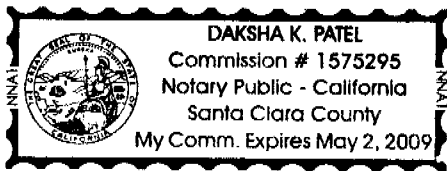


STATE OF CALIFORNIA
ss.
COUNTY OF SANTA CLARA

On MAY 22nd, 2008 before me, Daksha K. Patel, notary public personally appeared **Gregory S. Young, President for Murray Ranch Inc., an Oregon corporation** 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 



STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Rosemary Young** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Marcella Bell** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Julianne Marie Murray** 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 _____

STATE OF _____
ss.
COUNTY OF _____

On _____, 2008 before me, _____ personally appeared **Thomas Nelson Murray** 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 _____