

03 AUG 7 PM 3:46

NJT- 62138kr

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ARIE C. DE GROOT

303 PINE STREET

KLAMATH FALLS OR 97601

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

ARIE C. DE GROOT

303 PINE STREET

KLAMATH FALLS OR 97603

Escrow No.

MT62138-KR

State of Oregon, County of Klamath

Recorded 08/07/2003 3:46 p.m

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Linda Smith, County Clerk

Fee \$ 210.00 # of Pgs 2

WARRANTY DEED

RILEY C. MATTISON, Grantor(s) hereby grant, bargain, sell, warrant and convey to ARIE C. DE GROOT, Grantee(s) and grantor's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

531817

3989-884AA-03888

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is PURSUANT TO A IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF THE GRANTOR.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 5th day of August 2003

RILEY C. MATTISON

BY: Riley C. Mattison

RILEY C. MATTISON, EXCHANGOR

HAWAII REM
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 5, 2003 by RILEY C. MATTISON.

Rebecca J. J. J.
(Notary Public for Oregon)

My commission expires

3/30/2007
My Commission Expires



26-M

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That certain piece of parcel of land in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly boundary of Tract 805, ENTERPRISE TRACTS, which point is South 55 degrees 08' East a distance of 225 feet from the most Northerly corner of said Tract 805, and which point of beginning is the Northeasterly corner of a parcel of land deeded by Ralph W. Stearns to S. Marie Stearns, and recorded in Book 105 at page 93, Deed Records of Klamath County, Oregon; thence South 55 degrees 18' East, along the Northerly boundary of said Tract 805, a distance of 50 feet; thence South 34 degrees 52' West at a right angles to said Northerly boundary a distance of 200 feet; thence North 55 degrees 08' West parallel to said Northerly boundary, a distance of 135.6 feet, more or less, to the Westerly boundary of said Tract 805; thence North along said Westerly boundary a distance of 85.32 feet, more or less, to the Southwesterly corner of a parcel of land deeded by R.H. Bunnell to Kate Fales and recorded in Book 106 at page 286, Deed Records of Klamath County, Oregon; thence South 55 degrees 08' East, parallel to said Northerly boundary a distance of 134.4 feet to the Southeasterly corner of said S. Marie Stearns property; thence North 34 degrees 52' East 130 feet to the point of beginning, being a portion of said Tract 805.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 26, 1946 in Book 191 at page 240, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Southwesterly boundary line of the right of way of the Dalles - California Highway from which the intersection of the said boundary line with the Section line marking the boundary between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian bears South 55 degrees 52' East 570.0 feet distant, running thence South 34 degrees 08' West at right angles to the said boundary line 130.0 feet; thence North 55 degrees 52' West, parallel with the said boundary line 100.00 feet; thence North 34 degrees 08' East 130.0 feet, to a point in the said boundary line; thence South 55 degrees 52' East, along the said boundary line 100.0 feet to the point of beginning, and being a portion of Tract 805 of the ENTERPRISE TRACTS.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 22, 1943 in Book 155 at Page 380, Deed Records of Klamath County, Oregon.

Account No.: 3909-004AA-05800-000

Key No.: 531017