

03 SEP 2 PM 3:11



WTC-62254 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
TRUSTEES OF THE WAGNER FAMILY
TRUST DATED AUGUST 28, 2003
2025 KOOPMANS AVE
SANTA CRUZ, CA 95062

State of Oregon, County of Klamath
Recorded 09/02/2003 3:11 p m
Vol M03 Pg 64820-21
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

TRUSTEES OF THE WAGNER FAMILY
TRUST DATED AUGUST 28, 2003
2025 KOOPMANS AVE
SANTA CRUZ, CA 95062

Escrow No. MT62254-LW

WARRANTY DEED

JAMES T. ELINGS AND VIRGINIA LEE ELINGS, TRUSTEES OF THE ELINGS FAMILY 1990 TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to DAN L. WAGNER AND LYNN C. WAGNER, TRUSTEES OF THE WAGNER FAMILY TRUST DATED AUGUST 28, 2003, Grantee(s) and grantee'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:

LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 7, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the mid-block line of said Block 7, said point being South 32 degrees 04' 46" East, a distance of 256.89 feet from a 1/2" iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32 degrees 04' 46" East a distance of 55.00 feet; thence South 58 degrees 02' 22" West a distance of 109.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8" iron rod; thence North 58 degrees 02' 22" East a distance of 109.66 feet to the point of beginning.

Account No.:

3809-020DB-00900-000

Key No.:

731168

731168

3809020DB-00900-000

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 THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN 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 2nd day of Sept., 03.

ELINGS FAMILY 1990 TRUST

BY: James T. Elings
JAMES T. ELINGS, TRUSTEE

BY: Virginia Lee Elings

201

VIRGINIA LEE ELINGS, TRUSTEE

64821

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 2, 2003 by ELINGS FAMILY 1990 TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

