

MTZ- 62112KR

Vol M03 Page 74222

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CHARLES B. MASTEN
 4027 MONROVIA WAY
 KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
 Recorded 10/03/03 3:20 P m
 Vol M03 Pg 74222-23
 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:

CHARLES B. MASTEN
 4027 MONROVIA WAY
 KLAMATH FALLS, OR 97603

Escrow No. MT62112-KR

WARRANTY DEED

AUDIE SOYLAND, Grantor(s) hereby grant, bargain, sell, warrant and convey to **CHARLES B. MASTEN** and **SELENA C. MASTEN**, husband and wife, 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

PARCEL 1:

The South half of Lot 5 and all of Lots 6 and 7 in Block 4, **WILLIAMS ADDITION** to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~Also the North 1/2 of Lot 5 in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

PARCEL 2:

A portion of Lot 4, Block 4, **WILLIAMS ADDITION** to The City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Lot 4, Block 4, of said Williams Addition, said point being North 88° 45' 51" West, 36.00 feet from the Southeast corner of Lot 4; thence North 88° 45' 51" West 42.70 feet along said South line of Lot 4; thence North 01° 36' 00" East 3.65 feet; thence South 88° 45' 51" East 42.70 feet along a line parallel with and 3.65 feet Northerly of the South line of said Lot 4; thence South 01° 36' 00" West 3.65 feet along a line parallel with and 36 feet Westerly of the East line of Lot 4 to the point of beginning.

PARCEL 3:

A portion of Lots 2, 3 and 4 in Block 4, **WILLIAMS ADDITION** to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 2, Block 4, of said WILLIAMS ADDITIONS, said point being South 01° 36' 00" West, 10.00 feet from the Northeast corner of Lot 2; thence North 88° 44' 52" West, 36.00 feet along a line parallel with and 10 feet Southerly of the North line of said Lot 2; thence South 01° 36' 00" West 109.68 feet along a line parallel with and 36 feet Westerly of the East line of said Block 4, to a point on the South line of Lot 4; thence South 88° 45' 51" East 36.00 feet along said South line to the Southeast corner of Lot 4; thence North 01° 36' 00" East 109.67 feet along the East line of said Block 4 to the point of beginning.

Tax Account No.: 3809-028CD-11600-000
 Tax Account No.: 3809-028CD-11700-000
 Tax Account No.: 3809-028CD-11401-000
 Tax Account No.: 3809-028CD-11402-000
 Tax Account No.: 3809-028CD-11500-000

Key No.: 374277
 Key No.: 374286
 Key No.: 476258
 Key No.: 873458
 Key No.: 374268

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.

26.00

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

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 October, 2003.


AUDIE SOYLAND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 2, 2003 by AUDIE SOYLAND.


(Notary Public for Oregon)

My commission expires 11/16/2003

