

04 FEB 27 PM 1:52

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After Recording Return to:

WALTER B. BREWER, JR.  
1710 Quail Ridge Dr  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 02/27/2004 1:52 p m  
Vol M04 Pg 11475  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements

Shall be sent to the following address:

WALTER B. BREWER, JR.

Same as above

A-58306

## WARRANTY DEED

(INDIVIDUAL)

FRANK RESKIN AND IRENA RESKIN (who acquired title as Irene Reskin), husband and wife, herein called Grantors, convey(s) to WALTER B. BREWER, JR., herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14 and 15 and vacated Street in Nob Hill Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64° 19' 00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5 of Tract 1145 - Nob Hill Replat, a duly recorded subdivision; thence North 64° 19' 00" East 120.00 feet to a 5/8 inch iron pin designated as Point A; thence South 61° 54' 39" East 118.32 feet to a 5/8 inch iron pin designated as Point B; thence South 25° 59' 00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle, said point being on a curve (radius point bears North 25° 59' 00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38° 20' 00") 180.64 feet; thence North 25° 41' 00" West 32.12 feet to the point of beginning, with bearings based on said Tract 1145 - Nob Hill Replat.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the 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 Feb 23, 04

[Signature]

FRANK RESKIN

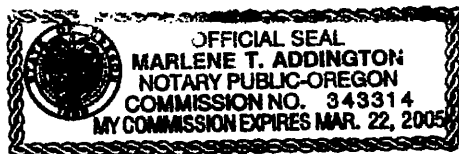
Irena Reskin by [Signature]

IRENA RESKIN

Her Attorney in Fact

STATE OF OREGON, County of Klamath) ss.

On February 23, 2004 personally appeared the above named FRANK RESKIN and ~~IRENA RESKIN~~ and acknowledged the foregoing instrument to be their voluntary act and deed ~~both for himself and as attorney in fact for Irena Reskin.~~ ma N.P.



Before me:

[Signature]  
Notary Public for Oregon  
My commission expires: 3-22-2005

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058306

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