



NTC-64491 MS

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JESSE WITHERS

2076 LAKESHORE DRIVE

KLAMATH FALLS, OR 97601

Vol M04 Page 16673

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

JESSE WITHERS

2076 LAKESHORE DRIVE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 03/25/2004 11:05 A m  
Vol M04 Pg 16673-74  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Escrow No. MT64491-MS

## STATUTORY WARRANTY DEED

LINDSEY B. HUTCHINSON and CATHLEEN C. HUTCHINSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to JESSE WITHERS, 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:

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

528726

3909-003DB-04500-000

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 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 24th day of March, 2004

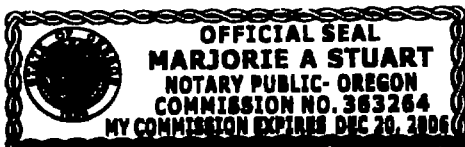
Lindsey B. Hutchinson  
LINDSEY B. HUTCHINSON

Cathleen C. Hutchison  
CATHLEEN C. HUTCHINSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3/24, 2004 by LINDSEY B. HUTCHINSON and CATHLEEN C. HUTCHINSON.

Marjorie A Stuart  
(Notary Public for Oregon)



My commission expires

12/20/06

Am  
2600

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described property situated in Klamath County, Oregon:

Beginning at a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railroad right of way, 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 66° 55' West 217.5 feet parallel to said right of way; thence South 0° 07' East 185.6 feet; thence North 89° 53' East 200 feet; thence North 0° 07' West 100 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railroad right of way, 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 66° 55' West 217.5 feet parallel to said right of way; thence South 0° 07' East 133.6 feet; thence North 89° 53' East 200 feet; thence North 0° 07' West 48 feet to the point of beginning.

Tax Account No: 3909-003DB-04500-000

Key No: 528726