

04 JUL 20 PM 05:05



MT6-45911 TM

Vol M04 Page 47461

State of Oregon, County of Klamath
Recorded 07/20/2004 3:05 p m
Vol M04 Pg 47461
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED

After recording return to:
American Exchange Services, Inc.
320 Church Street NE
Salem, OR 97301

Until a change is requested all
tax statements shall be sent to
The following address:
American Exchange Services, Inc.
320 Church Street NE
Salem, OR 97301

Escrow No. MT65911-TM

STATUTORY WARRANTY DEED

DAVID HUCKINS and SHELLEY HUCKINS, as tenants by the entirety, Grantor(s) hereby convey and warrant to AMERICAN EXCHANGE SERVICES, INC., 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:

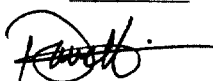
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

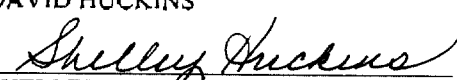
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 19th day of July, 2004.


DAVID HUCKINS

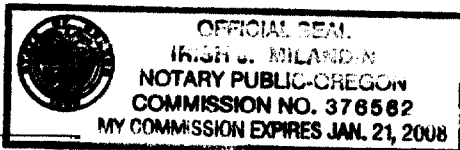

SHELLEY HUCKINS

STATE OF ~~CALIFORNIA~~ OREGON
COUNTY OF DESCHUTES^{SS.}

On 7/19/2004, 2004 before me, IRISH MILANDIN personally appeared DAVID HUCKINS and SHELLEY HUCKINS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

PARCEL 2

A parcel of land being a portion of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23, thence from said point of beginning,

(1) East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the West line of last mentioned parcel,

(2) North 97 feet; thence parallel to said South line of Tract 23.

(3) West, 384 feet to the Northeast corner of that certain parcel of land conveyed to John H. Able, et ux, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the East line of last mentioned parcel,

(4) South 97 feet to the point of beginning.

Account No.: 3909-024B0-01200-000

Key No.: 583087