



After recording return to:  
 Thomas R. Barnell  
 5272 E Childs Avenue  
 Merced, CA 95340-9308

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Thomas R. Barnell  
 5272 E Childs Avenue  
 Merced, CA 95340-9308

File No.: 7021-492614 (SAC)  
 Date: January 06, 2005

State of Oregon, County of Klamath  
 1 Recorded 01/12/05 3:29 p. m  
 Vol M05 Pg 02591-93  
 Linda Smith, County Clerk  
 Fee \$ 31.00 # of Pgs 3

## STATUTORY WARRANTY DEED

**Wells Farms, Inc., a Oregon Corporation**, Grantor, conveys and warrants to **Thomas R. Barnell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$"The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of Grantee."** (Here comply with requirements of ORS 93.030)

31 F



APN: 587421

Statutory Warranty Deed  
- continuedFile No.: 7021-492614 (SAC)  
Date: 01/06/2005**EXHIBIT A****LEGAL DESCRIPTION:**

Township 40 South Range 11 East of the Willamette Meridian

## Section 3:

Lots 13, 14, 19 and 20, SAVING AND EXCEPT that portion of Lots 19 and 20 lying South of the Irrigation Canal, as conveyed by Deed recorded February 5, 1965 in Volume 359 Page 207, records of Klamath County, Oregon. ALSO SAVING AND EXCEPTING that portion lying within the right of way of the County Road.

## Section 4:

Lot 7, 10, 15, 16 and 17, EXCEPT that portion of Lots 7 and 10 conveyed to the United States by Deed recorded August 30, 1912 in Volume 37 Page 591, records of Klamath County, Oregon.