

MT-68293SH

Vol M05 Page 14012

State of Oregon, County of Klamath
 Recorded 03/02/2005 2:54p m
 Vol M05 Pg 14012-13
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED

After recording return to:

CHARLES B. MASTEN3751 Vale RoadKlamath Falls, OR 97603

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

CHARLES B. MASTEN3751 Vale RoadKlamath Falls, OR 97603

Escrow No. MT68293-SH

STATUTORY WARRANTY DEED

ALCO, INC., AN OREGON CORPORATION, Grantor(s) hereby convey and warrant to **CHARLES B. MASTEN and SELENA C. MASTEN, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

PARCEL 1:

Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon, and running thence South 0° 03' 45" West along the Westerly line of said Cornett Tract a distance of 147.93 feet to an iron pipe; thence North 34° 09' 30" East a distance of 122.5 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence North 55° 50' 30" West along the Southerly right of way line of South Sixth Street, a distance of 82.93 feet, more or less, to the point of beginning, said tract being a portion of Tract 70, of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon, and running thence South 0° 03' 45" West along the Westerly line of said Cornett Tract a distance of 117.83 feet to an iron pipe; thence North 89° 56' 15" West a distance of 102.45 feet to an iron pipe; thence North 34° 09' 30" East a distance of 155.1 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence South 55° 50' 30" East along the Southerly line of South Sixth Street, a distance of 18.82 feet, more or less to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Beginning at an iron pipe on the West line of the Cornett property which lies South 0° 03' 45" West a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by Deed recorded on page 399 of Volume 111 of Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street in the City of Klamath Falls, Oregon and running thence: Continuing South 0° 03' 45" West along the West line of the Cornett property a distance of 60.0 feet to a 3/4" iron pipe; thence North 89° 56' 15" West a distance of 270.5 feet to a 1" iron pipe which lies on the East line of an unnamed street, thence North 0° 22' 30" West along the East line of the unnamed street a distance of 60.0 feet to a 5/8" iron pipe, which marks the Southwest corner of that certain Tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of Deed Records of Klamath County, Oregon; thence South 89° 56' 15" East along the Southerly line of the above mentioned Safeway Stores Tract a distance of 270.9 feet, more or less, to the point of beginning, being a portion of Tracts 70 and 75 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2600

(Legal description continued)

PARCEL 4:

14013

Beginning at a point on the present Southwesterly right of way line of South Sixth Street which point bears South 55° 50' 30" East a distance of 70.35 feet from the intersection of said Southwesterly right of way line with the North line of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 30' 30" West along a line parallel to and 10 feet South at right angles from the South line of Shasta Way, a distance of 21.27 feet to an iron pin; thence South 34° 37' 30" West along the Southeasterly line of a 40 foot roadway, a distance of 170.2 feet to a 3/4" iron pipe; thence South 0° 22' 30" East along the Easterly line of said roadway, a distance of 81.5 feet to a 5/8" iron pipe which marks the Northwest corner of Parcel 3 described above; thence South 89° 56' 15" East along the North line of said Parcel 3 described above, a distance of 168.45 feet to a 3/4" iron pipe which marks the Southwesterly corner of Parcel 2 described above; thence North 34° 09' 30" East along the Northwesterly line of said Parcel 2 described above, a distance of 155.1 feet to an iron pin on the Southwesterly right of way line of South Sixth Street as presently located and constructed; thence North 55° 50' 30" West along said right of way line, a distance of 166.86 feet, more or less, to the point of beginning.

Tax Account No: 3909-004AB-00100-000

Key No: 531080

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 1 day of March, 2005

ALCO, INC., AN OREGON CORPORATION

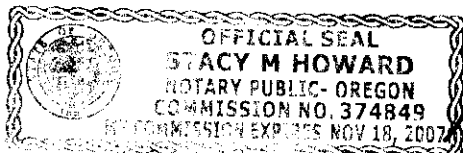
BY: Dianne E. Spires, Pres
DIANNE SPIRES, PRESIDENT

BY: Darrel Rusth
DARREL RUSTH, SECRETARY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 1, 2005 by Dianne Spires, President and Darrel Rusth, Secretary of ALCO, INC., AN OREGON CORPORATION.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007