



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

C.A. Galpin

744 Cardley Avenue Suite 110

Medford, OR 97504

State of Oregon, County of Klamath  
 Recorded 03/09/2005 3:20 P m  
 Vol M05 Pg 15738-39  
 Linda Smith, County Clerk  
 Fee \$ 2 # of Pgs 26.00

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

C.A. Galpin

744 Cardley Avenue Suite 110

Medford, OR 97504

Escrow No. MT67714-KR

**STATUTORY WARRANTY DEED**

**Donald E. Kucera and Nancy Kucera, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **C.A. Galpin**, 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:

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

Beginning at the Northwest corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 1348.93 feet to the Southwest corner of the NW1/4 NW1/4; thence East 384.34 feet; thence South 1003.00 feet; thence North 72° 14' 14" West 70.34 feet; thence South 40° 37' 42" West 155.66 feet; thence South 110 feet more or less to the North boundary of that certain tract of land to the State of Oregon by and through it's State Highway Commission described in Deed Volume 104, at page 547; thence continuing in a Southeasterly, Southerly and South direction along said tract of land and the North line of Balsam Drive, to the Westerly extended line of a tract of land described in Deed Volume 284, page 91; thence North along said Westerly line to the Northwest corner of that certain tract of land; thence East to the Southeast corner of the SE1/4 NE1/4 NW1/4; thence North to the Northeast corner of the NE1/4 NE1/4 NW1/4; thence West to the point of beginning situated in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3908-012B0-00100-000  
 Tax Account No: 3908-012B0-00200-000  
 Tax Account No: 3908-012B0-00200-000

Key No: 494619  
 Key No: 494646  
 Key No: 888470

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 4th day of March, 2005

Donald E. Kucera  
 Donald E. Kucera

Nancy J. Kucera  
 Nancy Kucera

2600 PM

State of Oregon  
County of KLAMATH

15739

This instrument was acknowledged before me on March 4, 2005 by Donald E. Kucera and Nancy Kucera.

Kristi L. Redd  
(Notary Public)

My commission expires 11/16/2007

