



After recording return to:  
Mt. Osborn Development, L.L.C.

*50500 E Langell Valley  
Bonanza OR 97623*

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

File No.: 7021-534625 (SAC)  
Date: April 04, 2005

State of Oregon, County of Klamath  
T Recorded 04/13/2005 2:43 p m  
Vol M05 Pg 25555-57  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

### STATUTORY WARRANTY DEED

**Dan R. Kurtz and Sydney R. Kurtz**, Grantor, conveys and warrants to **Mt. Osborn Development, L.L.C.**, 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:**

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 said Grantee."** (Here comply with requirements of ORS 93.030)

Dated this 13 day of April, 2005

*31F*

25556

APN: R610164

Statutory Warranty Deed  
- continued

File No.: 7021-534625 (SAC)  
Date: 04/04/2005

*Dan R. Kurtz*  
Dan R. Kurtz

*Sydney R. Kurtz*  
Sydney R. Kurtz

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 13 day of April, 2005  
by **Dan R. Kurtz and Sydney R. Kurtz.**

*Stacy Collins*  
Notary Public for Oregon  
My commission expires: 8/2/07



APN: R610164

Statutory Warranty Deed  
- continuedFile No.: 7021-534625 (SAC)  
Date: 04/04/2005**EXHIBIT A**

## LEGAL DESCRIPTION:

## Parcel 1:

Lots 1 and 2 and the S 1/2 NE 1/4 of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, and also the S 1/2 SE 1/4 of Section 33, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING 2.4 acres more or less out of said S 1/2 SE 1/4 of Section 33 conveyed to U. S. A. for irrigation and/or drainage purposes by deed recorded in Deed Volume 69 page 263, records of Klamath County, Oregon.

## Parcel 2:

The Easterly 20 feet of the NE 1/4 SW 1/4 and of the Northerly 20 feet of the East 20 feet of SE 1/4 SW 1/4 of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.