

05 APR 19 PM 3:25



mtc - 68970KR

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THIS SPACE RESERVED

State of Oregon, County of Klamath  
Recorded 04/19/2005 3:25 PM  
Vol M05 Pg 27454-55  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:  
HAGAR LANE DEVELOPMENT, LLC, an  
Oregon limited liability company  
3245 Homedale Rd.  
Klamath Falls, OR 97603

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

HAGAR LANE DEVELOPMENT, LLC, an  
Oregon limited liability company  
3245 Homedale Rd.  
Klamath Falls, OR 97603

Escrow No. MT68970-KR

### STATUTORY WARRANTY DEED

**Leo C. Olsen and Pamela J. Olsen, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **HAGAR LANE DEVELOPMENT, LLC, an Oregon limited liability company**, 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:**

Lots 1 through 6, inclusive, Block 7, KERNS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 15 feet thereof.

Tax Account No: 3909-012DA-01600-000

Key No: 566649

**PARCEL 2:**

Parcels 1, 2 and 3 of Land Partition 15-93, said Land Partition being situated in the E1/2 NW1/4 SE1/4 and W1/2 NE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-012DB-00301-000

Key No: 874956

Tax Account No: 3909-012DA-01602-000

Key No: 874949

Tax Account No: 3909-012DB-00302-000

Key No: 874957

Tax Account No: 3909-012DA-01601-000

Key No: 874948

Tax Account No: 3909-012DB-00300-000

Key No: 559194

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 15<sup>th</sup> day of April, 2005.

Leo C. Olsen

Leo C. Olsen

Pamela J. Olsen

Pamela J. Olsen

2600 AM

Notary Acknowledgment for Statutory Warranty Deed between Leo C. Olsen and Pamela J. Olsen/Hagar Lane Development, LLC.

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 15, 2005 by Leo C. Olsen and Pamela J. Olsen.

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2007