

05 MAY 25 PM 03:14



MT-69520 SH

Vol M05 Page 38550

State of Oregon, County of Klamath
Recorded 05/25/05 3:14 p m
Vol M05 Pg 38550-51
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED

After recording return to:

The Frank L. Krebs Living Trust

To Jeffrey Brown

16550 Hwy 140 E

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

The Frank L. Krebs Living Trust

To Jeffrey Brown

16550 Hwy 140 E

Klamath Falls, OR 97603

Escrow No. MT69520-SH

STATUTORY WARRANTY DEED

Sarita Avery, Trustee of The Sarita Avery Living Trust dated September 27, 2001,

Grantor(s) hereby convey and warrant to ^{Jeffrey}~~Jeffrey E. Brown and Frank L. Krebs, Jr.,~~ **Trustee of The Frank L. Krebs Living Trust,**

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:

A tract of land situated in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North right of way line of that portion of the Klamath Falls-Lakeview Highway known as South Sixth Street, which is North 0° 34' West 40 feet from the Southwest corner of the SE1/4 NW1/4; thence North 88° 57' East along the North right of way line of said Highway 35 feet, and the true point of beginning; thence continuing North 88° 57' East along said Highway 100 feet; thence North parallel to the West line of the SE1/4 NW1/4, 111.2 feet to the Southeast corner of that property described in Deed recorded May 28, 1965 in Volume 362, page 101, Deed Records of Klamath County, Oregon; thence South 88° 57' West 100 feet; thence South parallel to the West line of the SE1/4 NW1/4 111.2 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof, if any, in South Sixth Street (State Highway 39 [140]).

Tax Account No: 3909-002BD-10500-000

Key No: 518176

PARCEL 2:

Beginning at a point which is North 0° 35' West 30.0 feet, and North 88° 57' East 135.0 feet, and North 0° 35' West 111.22 feet from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing North 0° 35' West a distance of 50.0 feet; thence South 88° 57' West a distance of 100 feet; thence South 0° 35' East a distance of 50.0 feet; thence North 88° 57' East a distance of 100.0 feet, more or less, to the point of beginning, being a portion of the West one-half of the West one-half of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-002BD-10400-000

Key No: 518167

2600 am

PARCEL 3:

38551

Beginning at a point North 0° 35' West 191.2 feet from the Southwest corner of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 0° 35' West a distance of 100 feet; thence North 88° 57' East a distance of 135 feet; thence South 0° 35' East 100 feet; thence South 88° 57' West a distance of 135 feet to the point of beginning, being a portion of said SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-002BD-10300-000

Key No: 518149

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 19 day of May, 2005

The Sarita Avery Living Trust dated September 27, 2001

BY Sarita Avery, Trustee
Sarita Avery, Trustee

STATE OF CALIFORNIA

SS.
COUNTY OF RIVERSIDE

On MAY 19, 2005 before me, ELAINE A. WAZNEY, personally appeared Sarita Avery, Trustee of The Sarita Avery Living Trust dated September 27, 2001 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in an authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Elaine A. Wazney

