

05 JUN 16 PM 3:26

MT6- 69489 MS



Vol M05 Page 45435

State of Oregon, County of Klamath
Recorded 06/16/05 3:26 p m
Vol M05 Pg 45435-36
Linda Smith, County Clerk

THIS SPACE RESE Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Anthony G. West
948 S. 9th Street
Harrisburg, OR 97446

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

Anthony G. West
948 S. 9th Street
Harrisburg, OR 97446

Escrow No. MT69489-MS

STATUTORY WARRANTY DEED

Bruce K. McEldowney and Pam J. McEldowney, as tenants by the entirety, Grantor(s) hereby convey and warrant to Anthony G. West and Tammie J. West, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

R-3911-V3500-00400-000

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.**

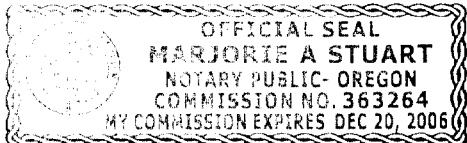
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25th day of May, 2005

Bruce K. McEldowney
Bruce K. McEldowney
Pam J. McEldowney
Pam J. McEldowney

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/25, 2005 by Bruce K. McEldowney and Pam J. McEldowney.



Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

The SW1/4 SW1/4 and that portion of Government Lot 12, Section 35, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the centerline of Lost River, and Westerly of the West line of the following described parcel:

A parcel of land situate in Government Lots 12, 13 and the SE1/4 SE1/4 of Section 35, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 35 which bears North 89° 53' West a distance of 803.4 feet from the Southeast corner of said Section 35; thence continuing along said South line North 89° 53' West a distance of 2180.6 feet to the Southwest corner of tract described in Deed from Rockne Lane Fiegi to Ben F. Smith, Inc., dated October 25, 1974, recorded November 4, 1974, in Volume M74, page 14245, Deed Records of Klamath County, Oregon; thence North 01° 07' East along the West line and West line extended of last mentioned tract a distance of 753.1 feet to the center of Lost River; thence Northeasterly along the centerline of Lost River a distance of 1125 feet, more or less, to the most Northerly point of tract described as Parcel #1 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972 in Volume M72 page 7365, Deed Records of Klamath County, Oregon; thence South 59° 19' East a distance of 953.0 feet to a point; thence South 33° 29' East a distance of 869.0 feet, more or less, to the point of beginning, LESS portion contained in the right of way of South Poe Valley Road.

ALSO LESS AND EXCEPTING any portion of the USBR F-8 Lateral.

Tax Account No: 3911-V3500-00400-000

Key No: 617229