

M05-61657

08/10/2005 03:31:34 PM

Of Pages 1 Fee: \$21.00

After Recording Return to:

RITA TAYLOR

1600 Wade Circle
Klamath Falls, OR 97601

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

RITA TAYLOR

Same as above

Aspen 62040

WARRANTY DEED
(INDIVIDUAL)

TIMOTHY L. OBRIEN, herein called grantor, convey(s) to **RITA TAYLOR, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

A triangular parcel of land in the SE 1/4 of the SW 1/4 of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, lying Southwesterly of the Southerly line of the County Road, of Klamath County, Oregon.

CODE 164 MAP 3909-03100 TL 01300 KEY# 586271

R1

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$170,000.00**.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the Grantee.)

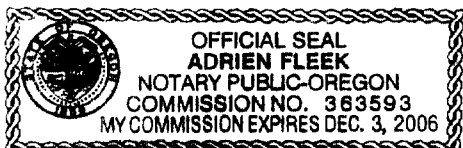
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated 8-9-05

Timothy L. O'Brien
TIMOTHY L. OBRIEN

STATE OF OREGON, County of **Klamath**) ss.

On August 9, 05 personally appeared the above named **TIMOTHY L. OBRIEN** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00062040