

mtc-70954



State Of Oregon, County Of Klamath

M05-62078

08/16/2005 03:05:05 PM

Of Pages 2 Fee: \$26.00

TITLE NO. 0070954
ESCROW NO. EU05-2305
TAX ACCT. NO. 2407-007CO-01800-000/KEYCODE 146595
MAP/TAX LOT NO.

WARRANTY DEED -- STATUTORY FORM

ALECE F. BARLEY, Grantor,

conveys and warrants to

DARRELL E. ELLINGTON and KERRY E. ELLINGTON, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

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

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.

Except the following encumbrances:
2005/06 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$125,000.00 AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

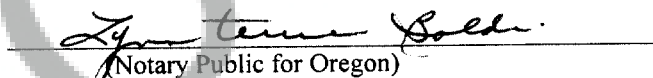
Dated this 8/19/05 day of _____, _____.


ALECE F. BARLEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 9, 2005 by ALECE F. BARLEY.




(Notary Public for Oregon)

My commission expires 8/31/2005

ALECE F. BARLEY
25905 JEANS ROAD
VENETA, OR 97487
GRANTOR'S NAME AND ADDRESS

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

DARRELL E. ELLINGTON
P.O. BOX 7
CRESCENT LAKE, OR 97425
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 SW 1/4 , Section 7. Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows:

Beginning at the Northeast corner of the SE 1/4 of SW 1/4 of Section 7, said Township and Range, thence South along the North South center line of Section 7 198.0 feet to a point, thence West to the East boundary of State Highway No. 58, thence Northwesterly along the East boundary line of State Highway No. 58 to a point due West of the point of beginning, thence due East along the North line of the SE 1/4 of the SW 1/4 , Section 7, to the point of beginning.

Tax Account No.: 2407-007C0-01800-000

Key No.: 146595