



mtc-69491KR

State Of Oregon, County Of Klamath

M05-63233

08/31/2005 10:36:52 AM

# Of Pages 2 Fee: \$26.00

After recording return to:

KEITH C. WELCH, SR.

PO Box 1527

Klamath Falls, OR 97601

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

KEITH C. WELCH, SR.

PO Box 1527

Klamath Falls, OR 97601

Escrow No. MT69491-KR

Title No. 0069491

SWD

### STATUTORY WARRANTY DEED

an Oregon corporation

**KLAMATH INVESTMENTS INC.,** which acquired title as **Klamath Moving and Storage Company**, Grantor(s) hereby convey and warrant to **KEITH C. WELCH, SR. and CONSTANCE A. WELCH, 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:

### LEGAL DESCRIPTION

That portion of the SW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Laverne Street and the East line of Washburn Way; thence North along said line of Washburn Way 227 feet; thence East and parallel to Laverne Street 660 feet, more or less, to the Northwest corner of that property conveyed to Ralph D. Hunter, et ux, in Deed Volume 320 at page 432; thence South along the West boundary of said Hunter property 227 feet, more or less, to the North line of Laverne Street; thence West along said line of Laverne Street 660 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions thereof conveyed to the State of Oregon, by and through its State Highway Commission, by Warranty Deed dated September 11, 1965, recorded September 15, 1965 in Volume M65, page 1683, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-010BC-02700-000

Key No: 542540

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 25<sup>th</sup> day of AUGUST 2005

KLAMATH INVESTMENTS, INC., an Oregon corporation

BY: [Signature]  
Thomas L. Tufford, President

State of Oregon

County of MULTNOMAH

This instrument was acknowledged before me on AUGUST 25, 2005 by Thomas L. Tufford as President for KLAMATH INVESTMENTS INC., an Oregon corporation.

[Signature]  
(Notary Public for Oregon)

My commission expires 5/13/2009

