

MTC-69492-KR



State Of Oregon, County Of Klamath
M05-63234
08/31/2005 10:37:12 AM
Of Pages 2 Fee: \$26.00

After recording return to:
David G. Anderson
1470 Canal Street
Auburn, CA 95603

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

David G. Anderson
1470 Canal Street
Auburn, CA 95603

Escrow No. MT69492-KR
Title No. 0069492

NWD

STATUTORY WARRANTY DEED

KEITH C. WELCH, SR. and CONSTANCE A. WELCH, Grantor(s) hereby convey and warrant to **David G. Anderson and ^{*see below} R. Cherylene Anderson**, 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

*Grantee name - RUBY CHERYLENE ANDERSON

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.

Handwritten initials/signature

Dated this 29th day of August, 2005.

[Signature]
KEITH C. WELCH, SR.

[Signature]
CONSTANCE A. WELCH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 24, 2005 by KEITH C. WELCH, SR. and CONSTANCE A. WELCH.

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

