

**M05-64156**

Klamath County, Oregon

09/13/2005 02:40:32 PM

Pages 2 Fee: \$26.00

After Recording Return to:

**KEN PEDERSEN and KEITH MCCLUNG**

1901 So 6th Klamath Falls  
OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

**KEN PEDERSEN and KEITH MCCLUNG**

Same as above

ATE 62194

**WARRANTY DEED**

(INDIVIDUAL)

**LLOYD N. GASS, TRUSTEE OF THE LLOYD N. GASS 1996 REVOCABLE LIVING TRUST, DATED SEPTEMBER 17, 1996**, herein called Grantor, convey(s) to **KEN PEDERSEN and KEITH MCCLUNG, not as tenants in common, but with rights of survivorship**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$250,000.00**. The execution of this Deed directly to the Grantee named herein is done at the direction of LandAmerica Exchange Company as part of a Tax-deferred exchange for the benefit of said Grantor.

(here comply with the requirements of ORS 93.930)

*7/10/05*  
*KP*  
**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 September 12, 2005.

*Lloyd N. Gass*  
BY: **LLOYD N. GASS, TRUSTEE**

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

On Sept 12, 2004 personally appeared the above named Lloyd N. Gass and acknowledged the foregoing instrument to be their voluntary act and deed.

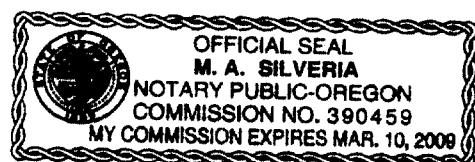
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062194

Before me: M.A. Silveria  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



**Exhibit A**

**A tract of land in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point 720 feet East of an iron pin driven into the ground at the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 240 feet; thence East 132 feet; thence South 240 feet; thence West 132 feet to the place of beginning.**

**SAVING AND EXCEPTING any portion located within South Sixth Street.**

**CODE 043 MAP 3909-001BC TL 01600 KEY #507339**