

MTC - 711004

M05-67131

Klamath County, Oregon

10/21/2005 02:53:16 PM

Pages 2 Fee: \$26.00



After Recording Return To:

Ticor Title
1459 E. McAndrews Road
Medford OR 97504-6107

Send Tax Statements To:

Maurice Spillane
8066 Matney Way
Klamath Falls OR 97601

Escrow No. 03-68693

Tax Account No.

WARRANTY DEED

(ORS 93.850)

Kenneth D Pedersen and Susan R Pedersen, as tenants by the entirety, Grantor, conveys and warrants to **Maurice Spillane, an estate in fee simple, Grantee,** the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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.

The true consideration for this conveyance is \$255,000.00, which is paid to an accommodator pursuant to a 1031 Exchange.

Dated this 12 day of October, 2005.

Kenneth D Pedersen
Kenneth D Pedersen

Susan R. Pedersen
Susan R Pedersen

Klamath
State of OR, County of ~~Jackson~~)ss.

This instrument was acknowledged before me on October 12, 2005
by Kenneth D Pedersen and Susan R Pedersen.

Notary Public

My commission expires: 11/1/05



2600

EXHIBIT 'A'

Legal Description:

A parcel of land situated in the E1/2 of the NW1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the West boundary of the E1/2 of the NW1/4 of said Section 19 and on the South right of way line of Matney Road; thence Easterly along said South right of way line, 445.00 feet to the true point of beginning of this description; thence Southerly parallel with said West boundary of the E1/2 of the NW1/4, 590.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 340.00 feet; thence Northerly parallel with said West boundary of the E1/2 of the NW1/4, 340.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 215.00 feet, more or less to a point on the West right of way line of the Klamath Irrigation District "C" Canal; thence North and Northwesterly along said West right of way line, 250.00 feet to a point on the South right of way line of said Matney Road; thence Westerly along said South right of way line, 555.00 feet to the true point of beginning of this description.