

M05-67422

Klamath County, Oregon

10/25/2005 02:38:02 PM

Pages 1 Fee: \$21.00

After Recording Return to:

BUILDING EXCHANGE COMPANY

20395 Rd 1
Los Palos, CA 93620

Until a change is requested all tax statements

Shall be sent to the following address:

BUILDING EXCHANGE COMPANY

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62253 AF

JAMES A. WINTER AND KUM HUI WINTER, herein called grantor, convey(s) to **BUILDING EXCHANGE COMPANY**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Beginning at a 5/8 inch iron pin marking the Northeasterly corner of Lot A of **SUNSET BEACH**; thence South 53° 43' West 147.5 feet to the Northwesterly corner of said Lot A; thence South 12° 00' East 25.64 feet to an iron pin; thence South 67° 49' West 24.59 feet to the Northwesterly corner of a Parcel described in Deed Volume 355 at Page 81; thence South 11° 59' East 129.91 feet along the Westerly line of said Parcel to a 5/8 inch iron pin marking the Southwesterly corner of said Parcel said 5/8 inch iron pin being the true point of beginning; thence North 66° 27' 30" East 104.5 feet along the Southerly line of said Parcel to an iron pin marking the Southeasterly corner of said parcel; thence South 49° 17' 00" East 81.70 feet to an iron pin; thence South 16° 16' 36" East 71.59 feet to an iron pin; thence North 79° 36' 47" West 130.40 feet to an iron pin; thence North 41° 06' 10" West 75.32 feet to the true point of beginning.

[Handwritten initials]

CODE 183 MAP 3808-013BA TL 00700 KEY# 421779

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 **\$525,000.00**.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the 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 10/21/05.

[Signature of James A. Winter]
JAMES A. WINTER

[Signature of Kum Hui Winter]
KUM HUI WINTER

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

On October 21, 2005 personally appeared the above named **JAMES A. WINTER AND KUM HUI WINTER** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Amy H. Jing*
Amy H. Jing
Notary Public for Oregon
My commission expires: July 20, 2009

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00062253



#21-A