



After recording return to:
American Exchange Services, Inc.
P.O. Box 652
Salem, OR. 97308

Until a change is requested all tax statements
shall be sent to the following address:
American Exchange Services, Inc.
P.O. Box 652
Salem, OR. 97308

File No.: 7021-694949 (MTA)
Date: October 25, 2005

M05-67648

Klamath County, Oregon

10/27/2005 03:42:23 PM

Pages 3 Fee: \$31.00


STATUTORY WARRANTY DEED

JAMES MUELLER, Grantor, conveys and warrants to **AMERICAN EXCHANGE SERVICES, INC., an Oregon corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

 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 **\$55,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 26th day of October, 2005.

31F

APN: 413975

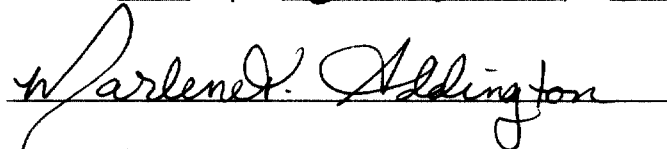
Statutory Warranty Deed
- continued

File No.: 7021-694949 (MTA)
Date: 10/24/2005


JAMES MUELLER

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 26th day of October, 2005
by **JAMES MUELLER**.



Notary Public for Oregon

My commission expires: 3-22-2009



EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land situated in Lots 3 and 4, Block 38 Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 4, said point being marked with a one-half inch iron pin; thence North 39°05' East along the Northwesternly line of Lot 4 and Lot 3 of said Block 38 a distance of 90.50 feet to a one-half inch iron pin; thence South 50°55' East a distance of 39.00 feet to the Northwesternly face of a party wall; thence South 39°12'36" West along the Northwesternly face of said party wall a distance of 90.50 feet to the Southwesterly line of said Lot 4; thence North 50° 55' West a distance of 38.80 feet to the point of beginning.

TOGETHER WITH a perpetual and irrevocable easement over and across the following described real property, to-wit: Beginning at a one-half inch iron pin on the Northwesternly line of Lot 3, Block 38, Linkville, said point being North 39°05' East a distance of 90.50 feet from the one-half inch iron pin marking the most Westerly corner of Lot 4, Block 38, Linkville; thence North 39°05' East along the Northwesternly line of said Lot 3 a distance of 10.00 feet; thence South 50°55' East a distance of 39.00 feet; thence South 39°05' West a distance of 10.00 feet; thence North 50°55' West a distance of 39 feet to the point of beginning. Said easement to run with the real property herein described for the purpose of ingress and egress to said property.