



MTT-70356KR

M05-69084

Klamath County, Oregon

11/15/2005 10:53:17 AM

Pages 2 Fee: \$26.00

After recording return to:
The Reuben S. and Laura Brasser Trust
6415 Harlan Drive
Klamath Falls, OR 97603

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

The Reuben S. and Laura Brasser Trust
6415 Harlan Drive
Klamath Falls, OR 97603

Escrow No. MT70356-KR
Title No. 0070356

5/1/07

STATUTORY WARRANTY DEED

The Barnett Group Oregon, LLC, a Washington Limited Liability Company, Grantor(s) hereby convey and warrant to **Reuben S. Brasser and Laura Brasser, Trustees of The Reuben S. and Laura Brasser Trust**, 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

PARCEL 1:

Parcel 1 of Minor Land Partition No. 23-90, said land partition being situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said land also being more particularly described as follows:

A tract of land situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Laverne Avenue, from which the East 1/4 corner of said section 9 bears North 86° 14' 20" East 661.54 feet; thence South 00° 11' 08" West 883.24 feet; thence South 89° 12' 23" East 610.00 feet to a point on the Westerly right of way of Washburn way; thence North 00° 11' 08" East, along said Westerly right of way line, 865.58 feet; thence North 44° 37' 14" West 28.38 feet to a point on the Southerly right of way line of Laverne Avenue; thence North 89° 25' 35" West 589.98 feet to the point of beginning, with bearings based on record of survey 5000 on file at the office of Klamath County Surveyor.

PARCEL 2:

Parcel 1 of Land Partition No. 40-00, said land partition being a portion of Parcel 2 of Minor Land Partition No. 23-90, said land partition being situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also being more particularly described as follows:

Beginning at a point, being the Northeast corner of Parcel 2 "Minor Land Partition No. 23-90", from which the 1/4 corner common to sections 9 and 10 bears North 86° 14' 20" East 661.54 feet; thence along the boundary of said Parcel 2, South 00° 11' 08" West 883.24 feet; thence North 47° 44' 52" West 903.67 feet; thence North 00° 01' 50" East 282.33 feet to the Southerly right of way line of Laverne Avenue; thence South 89° 25' 35" East 671.63 feet to the point of beginning, with bearings based on record of survey 5000 on file at the office of Klamath County Surveyor.

TOGETHER WITH an easement for ingress and egress driveway and roadway as granted by instrument recorded September 4, 2003 in Volume M03, page 65458, Microfilm Records of Klamath County, Oregon.

Tax Account No.:3909-009D0-00101-000	Key No.: 794055
Tax Account No.:3909-009D0-00102-000	Key No.: 885508

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.**

2008

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 this 11TH day of November, 2005

The Barnett Group Oregon, LLC, a Washington Limited Liability Company

(X) BY: David E Barnett
David E. Barnett, Manager

State of ~~Washington~~ California

X County of Orange

On this day personally appeared before me David E. Barnett, as Manager for The Barnett Group Oregon, LLC, a Washington Limited Liability Company to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 11TH day of November, 2005.

Eleonore Clagg
Printed Name:
Notary Public in and for the State of California
~~Washington~~ residing at Anaheim
My appointment expires April 19, 2008

Eleonore Clagg

