

M06-02050

Klamath County, Oregon

02/01/2006 03:01:12 PM

Pages 1 Fee: \$21.00

After Recording Return to:

GARY TURNER AND DARCIE TURNER AND VIRGINIA THOMPSON

6728 Amber
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

GARY TURNER AND DARCIE TURNER AND VIRGINIA THOMPSON

Same As Above

WARRANTY DEED

(INDIVIDUAL)

SCOTT F. YOUNG and MARILYN D. MILLER YOUNG, herein called grantor, convey(s) to **GARY TURNER AND DARCIE TURNER AND VIRGINIA THOMPSON**, not as tenants in common but all with rights of survivorship, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 33, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-014CA TL 03500 KEY #574104

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 **\$189,000.00**.

(here comply with the requirements of ORS 93.930)

The execution of this Deed directly to the Grantee named herein is done at the direction of Land America Exchange Company as part of tax deferred exchange for the benefit of the Grantee named herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated January 30, 2006.

Scott F. Young
SCOTT F. YOUNG

Marilyn D. Miller Young
MARILYN D. MILLER YOUNG

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

On January 31, 2006 personally appeared the above named **SCOTT F. YOUNG and MARILYN D. MILLER YOUNG** and acknowledged the foregoing instrument to be **his/her/their** voluntary act and deed.

This document is filed at the request of:



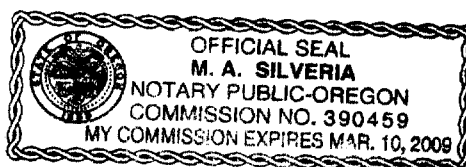
525 Main Street
Klamath Falls, OR 97601
Order No.: 00062847

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



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