

mTC-1396-7431

THIS SPACE RESERVED FOR RECORDER'S USE

American Exchange Services, Inc.

1501 E. McAndrews Rd.

Medford, OR 97504

Grantor's Name and Address

Thomas J. Guthrie and Ruby C. Guthrie

1905 Orchard Home

Medford, OR 97501

Grantee's Name and Address

M06-04080

Klamath County, Oregon

03/06/2006 02:57:47 PM

Pages 1 Fee: \$21.00

After recording return to:

American Exchange Services, Inc.

1501 E. McAndrews Rd.

Medford, OR 97504

Until a change is requested all

tax statements shall be sent to

The following address:

Grantee

1905 Orchard Home

Medford, OR 97501

AES file no. M050901

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN EXCHANGE SERVICES, INC., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS J. GUTHRIE AND RUBY C. GUTHRIE, HUSBAND AND WIFE, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot 23 and the Westerly 10 feet of Lot 22 in Block 8, Stewart, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-007CB-03100-000

Key No. 537967

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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)).

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ a completion of an IRC Section 1031 Tax Deferred Exchange.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of March, 2006; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

American Exchange Services, Inc.

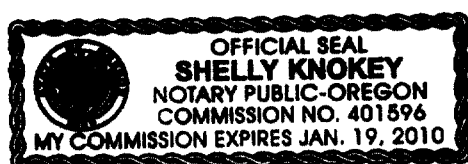
By: Cindi Poling
Cindi Poling, Assistant Secretary

State of Oregon
County of JACKSON

This instrument was acknowledged before me on March 3, 06 by Cindi Poling as Assistant Secretary of American Exchange Services, Inc.

Shelly Knokey
(Notary Public)

My commission expires Jan 19, 2010



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