



MTC-73416 SH

THIS SPACE RESERVED FOR RECORDER'S USE

M06-04491

Klamath County, Oregon

03/13/2006 02:50:12 PM

Pages 2 Fee: \$26.00

After recording return to:

David M. Connolly
18 Wildwood Drive
Eagle Point, OR 97524

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

David M. Connolly
18 Wildwood Drive
Eagle Point, OR 97524

Escrow No. MT73416-SH
Title No. 0073416

SWD

STATUTORY WARRANTY DEED

James A. Winter and Kum Hui Winter, as tenants by the entirety, Grantor(s) hereby convey and warrant to David M. Connolly, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEES 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 FEES 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 this 9th day of March, 2006.

James A. Winter

James A. Winter

Kum Hui Winter

State of Oregon California
County of KLAMATH San Joaquin

This instrument was acknowledged before me on March 9, 2006 by James A. Winter and Kum Hui Winter.

Amy H. Jing

(Notary Public for Oregon) California

My commission expires July 20, 2009



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tract 1, "HOMEDALE" Subdivision, in Section 11, 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 Northerly line of said Tract 1, said point being North $66^{\circ} 39' 30''$ West a distance of 64.76 feet from the Northeast corner of said Tract 1; the said point also being North $66^{\circ} 39' 30''$ West a distance of 142.96 feet from the Northeast corner of Tract 2A "HOMEDALE"; thence North $66^{\circ} 39' 30''$ West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South $38^{\circ} 48' 28''$ West a distance of 94.97 feet; thence South $65^{\circ} 21' 03''$ East a distance of 113.91 feet; thence North $24^{\circ} 38' 57''$ East a distance of 94.71 feet to the point of beginning.

Together with an easement situated in TRACTS 1 and 2A "HOMEDALE" Subdivision, situated in the NW1/4 NE1/4 of Section 11, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North $66^{\circ} 39' 30''$ West 74.72 feet from the Northeast corner of said Tract 2A; thence North $66^{\circ} 39' 30''$ West along the Northerly line of Tracts 2A and 1, 68.24 feet; thence South $24^{\circ} 38' 57''$ West 94.71 feet; thence South $65^{\circ} 21' 03''$ East 68.20 feet to the true point of beginning of the description; thence North $24^{\circ} 39' 45''$ East 15.00 feet; thence North $66^{\circ} 26' 40''$ West 157.19 feet; thence South $24^{\circ} 38' 57''$ West 30.00 feet; thence South $66^{\circ} 14' 56''$ East 191.41 feet; thence North $24^{\circ} 44' 08''$ East 3.81 feet; thence South $56^{\circ} 21' 03''$ East 89.87 feet to a point on the West right of way line of Homedale Road; thence North $00^{\circ} 18' 43''$ East 26.93 feet; thence North $72^{\circ} 05' 12''$ West 113.79 feet to the point of beginning.

Tax Account No.:

3909-011AB-00500-000

Key No: 548544