

mtc-1396-7477

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M06-05345

Klamath County, Oregon

03/23/2006 02:52:04 PM

Pages 1 Fee: \$21.00

Schwendener Exchange MX060102, LLC

An Oregon Limited Liability Company

1501 E McAndrews Rd., Medford, OR 97504

Grantor's Name and Address

John C. Schwendener and Patty G. Schwendener

25 Windsor Avenue

Medford, OR 97504

Grantee's Name and Address

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

25 Windsor Ave.

Medford, OR 97504

AES file no. MX060102

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Schwendener Exchange MX060102, LLC, an Oregon Limited Liability Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John C. Schwendener and Patty G. Schwendener, 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 8 in Block 3 of CRES-DEL ACRES, FIRST ADDITION; according to the official plat thereof on file in the Office of the County clerk of Klamath County, Oregon.

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 for this conveyance PURSUANT TO AN IRC SECTION 1031 EXCHANGE. (Here comply with the requirements of ORS 93.030)

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 22 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.

Schwendener Exchange MX060102 LLC

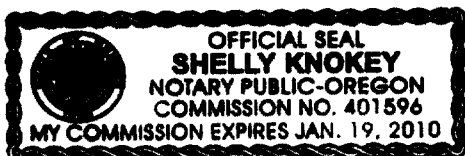
by: Cindi Poling

Cindi Poling, Assistant Secretary, American Exchange Services, Inc.
As Sole Member

State of OREGON

County of JACKSON

This instrument was acknowledged before me on March 22, 2006 by Cindi Poling, Assistant Secretary, American Exchange Services, Inc. As Sole Member of Schwendener Exchange MX060102 LLC



Shelly Knokey
(Notary Public)

My commission expires January 19, 2010

AMERITITLE has recorded this instrument by request as an accommodation 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.

21.00