

mtc-73795 KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-06254

Klamath County, Oregon

03/31/2006 02:58:21 PM

Pages 2 Fee: \$26.00

After recording return to:

Robert Daggett

2536 Link Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Robert Daggett

2536 Link Street

Klamath Falls, OR 97601

Escrow No. MT73795-KR

Title No. 0073795

SWD

### STATUTORY WARRANTY DEED

Patrick W. Jaross and Lisa R. Jaross, as tenants by the entirety, Grantor(s) hereby convey and warrant to Robert Daggett and Frank Krebs, as tenants in common, each to an undivided 1/2 interest, 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:

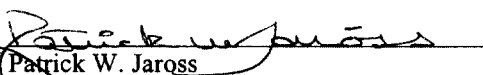
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

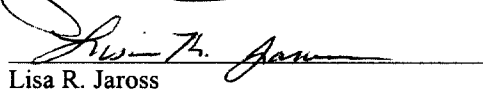
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 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)).

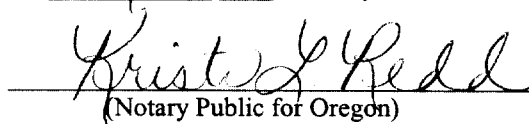
Dated this 30<sup>th</sup> day of March, 2006.

  
Patrick W. Jaross

  
Lisa R. Jaross

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 30, 2006 by Patrick W. Jaross and Lisa R. Jaross.

  
(Notary Public for Oregon)

My commission expires 11/16/2007



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lot 10, Block 1, HOLLISTER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in the SE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the most Easterly corner of Lot 1, Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; thence South  $51^{\circ} 4'$  East 70 feet; thence North  $38^{\circ} 56'$  East 60 feet; thence South  $51^{\circ} 4'$  East 50 feet to the Northwesternly line of Plum Avenue; thence North 38 degrees 56' East along the Northwesternly line of Plum Avenue 30.52 feet to the most Southerly corner of Block 1 in Hollister Addition to the City of Klamath Falls, Oregon; thence North  $51^{\circ} 4'$  West 120 feet; thence South  $38^{\circ} 56'$  West 90.52 feet more or less to the point of beginning, EXCEPTING THEREFROM the Northwesternly 20 feet reserved as an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and that portion conveyed to the City of Klamath Falls, Oregon, a municipal corporation, by Deed recorded August 2, 1965 in Volume M65, page 542, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-032AD-01700-000

Key No: 414439

Tax Account No: 3809-032AA-13200-000

Key No: 414386