



MTC-73990

THIS SPACE RES

M06-09237

Klamath County, Oregon

05/09/2006 03:08:57 PM

Pages 2 Fee: \$26.00

After recording return to:

THOMAS J. GUTHRIE

1905 Orchard Home Drive

Medford, OR 97501

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

THOMAS J. GUTHRIE

1905 Orchard Home Drive

Medford, OR 97501

Escrow No. AP0776261

Title No. 0776261

SWD

## STATUTORY WARRANTY DEED

**WILFRED A. JOHNSON**, Grantor(s) hereby convey and warrant to **THOMAS J. GUTHRIE and RUBY C. GUTHRIE, husband and wife**, Grantee(s) the following described real property in the County of ~~JACKSON~~ Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

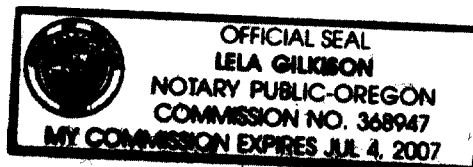
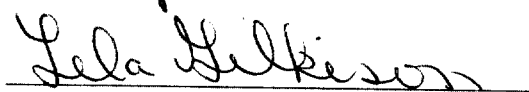
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 5th day of May 2006  
WILFRED A. JOHNSON

State of Oregon

County of CoosThis instrument was acknowledged before me on May 5, 2006 by WILFRED A. JOHNSON.  
(Notary Public for Oregon)My commission expires 07-04-07

26.00

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

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a  $3^{\circ} 55'$  curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said  $3^{\circ} 55'$  curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South  $89^{\circ} 20'$  East a distance of 7.67 feet, more or less, to a point; thence North  $31^{\circ} 51'$  East (along what would be a radial line to the above mentioned  $3^{\circ} 55'$  curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South  $89^{\circ} 20'$  East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South  $31^{\circ} 51'$  West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North  $66^{\circ} 05'$  West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CD-06100-000

Key No: 373857