



M06-14347

Klamath County, Oregon

07/17/2006 03:05:05 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR COMMENTS

After recording return to:

Aaron David Lavee

785 Camino Del Sur #229

Goleta, CA 93117

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

Aaron David Lavee

785 Camino Del Sur #229

Goleta, CA 93117

Escrow No.

MT75163-KR

SWD-EM

STATUTORY WARRANTY DEED

Daniel J. Bartell, Grantor(s) hereby convey and warrant to **Aaron David Lavee**, 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:

2006-2007 Real Property Taxes a lien not yet due and payable.

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 ORS 197.352. 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 ORS 197.352.

Dated this 14 day of July, 2006.

Daniel J. Bartell
Daniel J. Bartell

State of Oregon

County of Jackson



This instrument was acknowledged before me on July 14th, 2006 by Daniel J. Bartell.

Stacy Ross
(Notary Public for Oregon)

My commission expires

12-12-08

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, known as Tract H, more particularly described as follows:

Beginning at an iron pin on the East line of Tract No. 10 in DE WITT HOME TRACTS, which lies South 89° 44' West a distance of 1354.6 feet and South 680.3 feet and South 89° 22' West a distance of 30 feet and South a distance of 420 feet from the quarter corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and running thence South 89° 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89° 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned Tract 10; thence North along the East line of Tract 10 a distance of 60 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation, by deeds recorded May 10, 2004 in Volume M04, page 2828 and Volume M04, page 28291, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3908-012DB-02200-000

Key No: 495299