

**M06-14843**

Klamath County, Oregon

07/24/2006 11:48:47 AM

Pages 3 Fee: \$31.00



After recording return to:

Mr. and Mrs. John Urbach

15 Oregon Ave Ste B  
Bend, OR 97701

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

American Exchange Services, Inc.

P.O. Box 752

Bend, OR. 97709

File No.: 7021-822368 (MTA)

Date: July 19, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**VIKI CARTER-LARRICK**, Grantor, conveys and warrants to **JOHN URBACH and KAREN URBACH, husband and wife and URBACH EXCHANGE BX060634, LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2006-07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$440,000.00 pursuant to an IRC 1031 Exchange on behalf of one or more of the Grantees.** (Here comply with requirements of ORS 93.030)

31-F

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 19th day of July, 2006.

Wiki Carter-Larrick  
Wiki Carter-Larrick

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21<sup>st</sup> day of July, 2006  
by **Viki Carter-Larrick**.

4. Marlene T. Aldington

Notary Public for Oregon  
My commission expires: March 22, 2009



**EXHIBIT A****LEGAL DESCRIPTION:**

PARCEL 1: The S 1/2 SW 1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian; SAVING AND EXCEPTING THEREFROM the following-described parcels of land:

That parcel of land described in deed from Orlan McCumber, et ux to Lynn Gibson, recorded June 16, 1945 in Deed Volume 177 page 195, records of Klamath County, Oregon; and

That parcel of land described in Deed from Jacob Rueck, et ux to The Horsefly Irrigation District of Klamath County, Oregon, recorded June 16, 1928 in Deed Volume 80 page 517, records of Klamath County, Oregon; and

That parcel of land described in Equity Suit #4571, Oregon, California & Eastern Railway Company, a Corporation vs Alvarno N. Beals, et al, as set out in Parcel E of said Suit; and also excepting

That parcel of land situate in the SW 1/4 SW 1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pin on the Southwesterly right of way line of the Oregon, California and Eastern Railroad spur (sometimes known as Bonanza Branch) opposite Engineer's Station 26+19.85 (when measured at right angles to the centerline of said spur) from which the Section corner common to Sections 26, 27, 34 and 35, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 13°08 1/2' West 1169.1 feet distant; thence South 29°20' West 31.0 feet to an iron pin; thence South 60°40' East parallel to said right of way line 50.0 feet to an iron pin; thence South 77°53 1/2' East 104.7 feet to an iron pin on the said Southwesterly right of way line of said railroad spur; thence North 60°40' West along said Southwesterly right of way line a distance of 150.0 feet, more or less, to the point of beginning.

PARCEL 2: A portion of the SW 1/4 of the SW 1/4 of Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the North line of said SW 1/4 of the SW 1/4 which marks its intersection with the Northerly right of way line of the O. C. & E. Railway Co. and running thence South 60°40' East a distance of 424.985 feet; thence due North at right angles to said North line of said SW 1/4 of the SW 1/4 of said Section 26, Township 38 South, Range 11 1/2 East of the Willamette Meridian to said North line; thence Westerly along said North line of said SW 1/4 of the SW 1/4 to the point of beginning.