



08/01/2006 08:21:24 AM

Fee: \$31.00



After recording return to:

Alexis Campbell-Jansky

1960 Hamman Ave
Klamath Falls, OR
97601

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

Alexis Campbell-Jansky

Address as shown above.

File No.: 7021-841252 (MTA)

Date: July 19, 2006

THIS SPAC

STATUTORY WARRANTY DEED

NATHANIEL H. RISLEY and JENNIFER E. RISLEY, husband and wife, Grantor, conveys and warrants to **ALEXIS CAMPBELL-JANSKY**, 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.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTOR HEREIN.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of July, 2006.

~~Jennifer E. Risley~~

This instrument was acknowledged before me on this _____ day of _____, 20____, by **Nathaniel H. Risley and Jennifer E. Risley**.

s 28 day of July, 2000
Adrian Fleck

My commission expires: ~~March 22, 2009~~



EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOT 16 RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

ALSO

BEGINNING AT THE NORTHEAST CORNER OF LOT 16 OF RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF LOT 15 OF RE-SUBDIVISION BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, A DISTANCE OF 10 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 16 A DISTANCE OF 92 FEET; THENCE WEST A DISTANCE OF 10 FEET TO THE SOUTHEAST CORNER OF LOT 16 AFORESAID; THENCE NORTH 92 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 15 RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PARCEL 2:

LOT 15, IN RE-SUBDIVISION OF BLOCK 23 INDUSTRIAL 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, EXCEPTING THEREFROM THAT PORTION BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 10 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 92 FEET; THENCE WEST 10 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT; THENCE NORTH A DISTANCE OF 92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 7, AND THE WEST LINE OF VACATED ALLEY, A DISTANCE OF 108 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF LOT 15; THENCE EAST A DISTANCE OF 16 FEET TO THE NORTHEAST CORNER OF THE VACATED ALLEY; THENCE SOUTH A DISTANCE OF 58 FEET TO THE NORTHWEST CORNER OF LOT 6; THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF JAY STREET, SAID POINT BEING THE CENTER OF THE VACATED ALLEY; THENCE WEST, ALONG THE NORTH LINE OF JAY STREET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING, BEGINNING AT THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 7, AND THE WEST LINE OF VACATED ALLEY, A DISTANCE OF 92 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF LOT 15; THENCE EAST A DISTANCE OF 8 FEET TO THE CENTER OF THE VACATED ALLEY; THENCE SOUTH, A DISTANCE OF 92 FEET TO A POINT ON THE NORTH LINE OF JAY STREET, SAID POINT BEING THE CENTER OF THE VACATED ALLEY; THENCE WEST, ALONG THE NORTH LINE OF JAY STREET TO THE POINT OF BEGINNING.