2006-015415 Klamath County, Oregon



Fee: \$31.00



After recording return to: Alexis Campbell-Jansky

19100 Hamman Que Klamath Falls DE 971001

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 08/01/2006 08:21:24 AM

STATUTORY WARRANTY DEED

THIS SPAC

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)

31.-1

File No.: **7021-841252 (MTA)**Date: **07/19/2006**

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 _	OS day of _	Jyley	, 20	
Nachai	J. J. J.	Wy	Jans	2 & France
Nathaniel	H. Risley		Jennifer E. Risl	ex
STATE OF	Oregon))ss.		
County of	Klamath)	~~	~
This instrum by Nathan i	nent was ackno iel H. Risley a	owledged before me on to and Jennifer E. Risley.	his day of S(Heller 2010
			y Public for Oregon mmission expires: March	21,2003-06



APN: **R417061**

File No.: **7021-841252 (MTA)**Date: **07/19/2006**

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 RESUBDIVISION 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.