

MTC 76285-MS

THIS SPACE RESERVED FOR RECORDER'S USE



2006-015837  
Klamath County, Oregon



08/07/2006 03:11:06 PM

Fee: \$26.00

After recording return to:

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97601

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

Clinton Donovan

same as above

Escrow No. MT76285-MS

Title No. 0076285

SWD

### STATUTORY WARRANTY DEED

**Klamath Woodlands, Inc., an Oregon corporation**, Grantor(s) hereby convey and warrant to **Clinton Donovan and Kathleen June Donovan, as tenants by the entirety**, 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 7<sup>th</sup> day of August, 2006

Klamath Woodlands, Inc., an Oregon corporation

X BY: W. Pete Brandsness  
W. P. Brandsness, President  
Pete

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 7, 2006 by W. Pete Brandsness, President of Klamath Woodlands, Inc., an Oregon corporation.



MS  
(Notary Public for Oregon)

My commission expires 11/16/2007

26.00

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

PARCEL 1

Lots 20 and 21 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pipe on the Westerly boundary of Modoc Point, a platted subdivision in Klamath County, Oregon, which is South 85° 30' West 30 feet and North 71° 51' West (North 71° 45' West by plat) 120.02 feet from the Northwestern corner of Lot 26 in said Modoc Point; thence West 93.32 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 01° 06' 15" East 870.04 feet to a 5/8 inch iron pin in the centerline of State Secondary Highway No. 427 as constructed; thence North 55° 33' 15" West along said Highway centerline 630.61 feet to a 5/8 inch iron pin; thence South 14° 55' 45" West 528.77 feet to a 5/8 inch iron pin; thence South 05° 13' 15" West 553.13 feet to a 5/8 inch iron pin; thence continuing South 05° 13' 15" West to the Northerly shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point East of the true point of beginning; thence East to a 5/8 inch iron pin being located West 244.79 feet from the true point of beginning; thence East 244.79 feet to the true point of beginning of this description.

Tax Account No: 3607-A1500-00900-000

Key No: 321342

PARCEL 2

That portion of Government Lots 19 and 22 lying Northwest of Highway 427 and West of the Westerly right of way of the Southern Pacific Railroad right of way and North of Modoc Point, a platted subdivision in Klamath County, Oregon, in Section 15, Township 36 South, Range 7 East of the Willamette Meridian; LESS that portion lying West of a line running North 01° 35' 15" West from Highway 427 in a 20' canal as established in a survey filed on May 22, 1978 in the Klamath County Surveyor's office under Survey Number 2667.

Tax Account No: 3607-A15CA-00101-000

Key No: 842299

PARCEL 3

That portion of the NE1/4 SW1/4 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Northwest corner of Modoc Point, a platted subdivision in Klamath County, Oregon; thence South 05° 32' East 583.77 feet; thence West 93.22 feet; thence North 01° 06' 15" East to the South right of way line of Highway 427; thence Easterly along the South right of way line of Highway 427 to the North boundary of Modoc Point, a platted subdivision in Klamath County, Oregon; thence West along the North boundary of Modoc Point, a platted subdivision in Klamath County, Oregon to the point of beginning.

Tax Account No: 3607-A15CA-00300-000

Key No: 322724

PARCEL 4

Lots 1, 45 and 46 of Modoc Point, a platted subdivision of Klamath County, Oregon.

Tax Account No: 3607-A15CA-01100-000

Key No: 322797

Tax Account No: 3607-A15CA-02100-000

Key No: 322430