



THIS SPACE:

2006-017848
Klamath County, Oregon



09/05/2006 03:09:36 PM

Fee: \$26.00

After recording return to:

Steven E. Patterson

4992 Ravelle Ct.

Paradise, CA 95969

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

Steven E. Patterson

4992 Ravelle Ct.

Paradise, CA 95969

Escrow No. MT76095-MS

Title No. 0076095

SVD

mtc-76095 MS

STATUTORY WARRANTY DEED

Dan L. Wagner and Lynn C. Wagner, Trustees of the Wagner Family Trust, Dated August 28, 2003, ~~Trustee~~, Grantor(s) hereby convey and warrant to **Steven E. Patterson**, 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 1 day of SEPT. 2006

Dan L. Wagner and Lynn C. Wagner, Trustees of the Wagner Family Trust, Dated August 28, 2003

BY: [Signature]
Dan L. Wagner, Trustee

BY: [Signature]
Lynn C. Wagner, Trustee

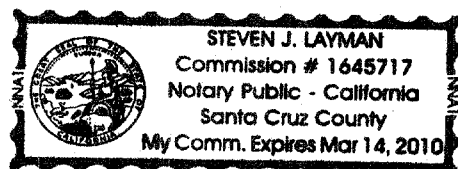
STATE OF CALIFORNIA

SS.
COUNTY OF Santa Cruz

On September 1st, 2006 before me, Steven J. Layman, Notary Public, personally appeared Dan L. Wagner and Lynn C. Wagner, Trustees of the Wagner Family Trust, Dated August 28, 2003 personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 7, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the mid-block line of said Block 7, said point being South 32 degrees 04' 46" East, a distance of 256.89 feet from a 1/2" iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32 degrees 04' 46" East a distance of 55.00 feet; thence South 58 degrees 02' 22" West a distance of 109.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8" iron rod; thence North 58 degrees 02' 22" East a distance of 109.66 feet to the point of beginning.

Account No.: 3809-020DB-00900-000

Key No.: 731168