

After recording return to:

American Exchange Services, Inc.
15 Oregon Avenue, Suite B
Bend, OR 97701

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

John and Karen Urbach
1149 Hildebrand
Bonanza, OR 97623

2006-020810

Klamath County, Oregon



00006439200600208100020027

10/17/2006 11:34:27 AM

Fee: \$26.00

MT1396-8157

**STATUTORY
BARGAIN AND SALE DEED**

URBACH EXCHANGE BX060634, LLC, an Oregon Limited Liability Company, Grantor, conveys to
John Urbach and Karen Urbach as tenants by the entirety, Grantee,
the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit 'A' attached hereto and made part hereof.

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, 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 CHAPTER 1, UNDER ORS 197.352.

The true consideration for this conveyance is \$PURSUANT TO AN IRC SECTION 1031 EXCHANGE. (Here comply with the
requirements of ORS 93.030)

Dated October 16, 2006.

URBACH EXCHANGE BX060634, LLC

Glenda D. Sibbald

By American Exchange Services, Inc.
Sole and Managing Member,
Glenda D. Sibbald, Assistant Secretary

AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

STATE OF OREGON } ss
County of Deschutes

This instrument was acknowledged before me on October 16, 2006
by GLENDA D. SIBBALD
as ASSISTANT SECRETARY
of AMERICAN EXCHANGE SERVICES, INC.



Rachel Matthews
Notary Public for Oregon
My commission expires July 29, 2010

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

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.

Tax Parcel Number: 484201 and 891331 and 484185