

2006-021952

Klamath County, Oregon



00007756200600219520020029

11/01/2006 02:58:05 PM

Fee: \$26.00

After Recording Return to:

C. B. FOSS

P.O. Box 395
Terrebonne, Or. 97760

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 63880 MS

WARRANTY DEED
(INDIVIDUAL)

JOHN K. WILLIAMS AND SANDRA J. WILLIAMS herein called grantor, convey(s) to C.B. FOSS, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$600,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of Summit 1031 Exchange, Inc. as part of a tax deferred exchange for the benefit of the Grantor named herein.

(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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.

Dated October 20, 2006.

John K. Williams
JOHN K. WILLIAMS

Sandra J. Williams
SANDRA J. WILLIAMS

STATE OF OREGON, County of Deschutes ss.

On 10-25, 2006 personally appeared the above named John K. Williams and Sandra J. Williams and acknowledged the foregoing instrument to be his voluntary act and deed.

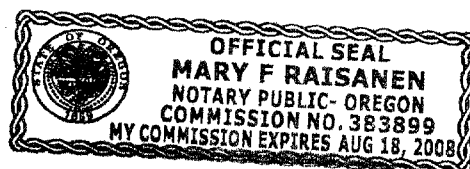
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063880

Before me: Mary F. Raisanen
Notary Public for Oregon
My commission expires: 8-18-08

Official Seal



\$26-A

Exhibit A

That portion of the NW 1/4 of the SE 1/4 lying Easterly of the Railroad right of way in Section 17, Township 28 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon.

ALSO the SW 1/4 of the SE 1/4 of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon,

EXCEPTING THEREFROM that portion lying within the right of way of Southern Pacific Company.

TOGETHER WITH an Easement for ingress and egress to use the road in that certain Easement dated May 7, 1969, recorded June 7, 1969 as instrument No. 32570 in Volume M69 at Page 4757 from Boise Cascade Corporation to the United States of America with rights reserved and further conveyed to grantor by instrument dated April 1, 1976, recorded April 6, 1976 as instrument No. 12196 in Volume M76 at Page 4811 of Klamath County Records as such rights pertain to the utilization of Grantor's lands within the West 1/2 of Southeast 1/4 Section 17, Township 28, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon.

CODE 008; 050 MAP 2808-01700 TL 00400 KEY# 793403

CODE 050; 008 MAP 2808-01700 TL 00400 KEY# 87783

CODE 050 MAP 2808-01700 TL 00500 KEY# 87792

CODE 008 MAP 2808-01700 TL 00600 KEY# 87756