



THIS SPACE RESE

2006-023256

Klamath County, Oregon



11/20/2006 03:22:23 PM

Fee: \$26.00

After recording return to:

Oren Lavee

108 Barbaree Way

Tiburon, CA 94920

Until a change is requested all

tax statements shall be sent to

The following address:

Oren Lavee

108 Barbaree Way

Tiburon, CA 94920

Escrow No. MT77305-KR

Title No. 0077305

SWD

MT77305 KR

STATUTORY WARRANTY DEED

Topper Homes, Inc., Grantor(s) hereby convey and warrant to **Oren Lavee and Aaron Lavee not as tenants in common, but with right of survivorship,** 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:

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 16 day of November, 2006

Topper Homes, Inc.

BY: Kenneth E. Kurz, President

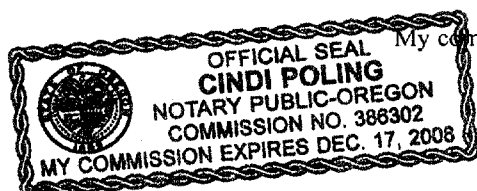
BY: Laelonnie R. Kurz, Secretary

State of Oregon

County of Jackson

This instrument was acknowledged before me on 11/16, 2006 by Kenneth E. Kurz as President and Laelonnie R. Kurz as Secretary for Topper Homes, Inc..

Cindi Poling
(Notary Public for Oregon)



My commission expires 11/17/2008

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Deed Volume M72, page 1623, Deed Records of Klamath County, Oregon, which is North 12 14' 37" West, 536.95 feet from the S1/4 corner of said Section 1; thence North 03° 24' West, along the Westerly line of said land, 83.2 feet; thence North 23° 39' 30" East, along the Westerly line of that tract of land described in Deed Volume M72, page 1625, Microfilm Records of Klamath County, Oregon, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46° 09' West along said right of way line, 200.00 feet; thence South 43° 51' West, 50.00 feet; thence South 20° 27' 53" West, 679.84 feet to a point that bears North 67° 44' West from the point of beginning; thence South 67° 44' 205.00 feet to the point of beginning, with bearings based on Recorded Survey No. 625, as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM that portion thereof in State Highway 39 and 140 (Klamath Falls-Lakeview Highway) conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by deed recorded July 27, 1973 in Volume M73, page 9718, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as granted by instrument recorded February 13, 2003 in Volume M03, page 08819, Microfilm Records of Klamath County, Oregon.