



THIS SPACE RI

2006-025552
Klamath County, Oregon



12/29/2006 11:23:49 AM

Fee: \$26.00

MT77749LW

After recording return to:

RANDALL L. TURNER

21920 ADAMS PT RD

Malin, OR 97632

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

RANDALL L. TURNER

21920 ADAMS PT RD

Malin, OR 97632

Escrow No. MT77749-LW

Title No. 0077749

SWD

STATUTORY WARRANTY DEED

RODNEY O. DETRICK and DONNA L. DETRICK, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RANDALL L. TURNER and BONNIE S. TURNER, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 99% INTEREST**, 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 28th day of Dec. 2006

RODNEY O. DETRICK

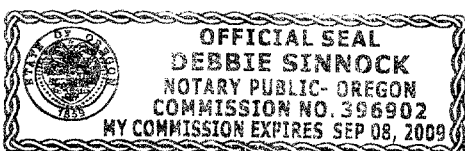
DONNA L. DETRICK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-28-, 2006 by RODNEY O. DETRICK and DONNA L. DETRICK.

(Notary Public for Oregon)

My commission expires 9-8-09



240-

EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 and S1/2 of NE1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

EXCEPTING THEREFROM that portion conveyed to Louie M. Lyon, et ux, by deed recorded in Volume 328, page 62, Deed Records of Klamath County, Oregon, described as follows:

Commencing at the NE corner of the SE1/4 of the NE1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said section a distance of 1305 feet; thence West parallel with the North line of said quarter section a distance of 425 feet; thence North parallel with the East line of said Section a distance of 1305 feet; thence along the North line of said quarter section a distance of 425 feet to the point of beginning;

AND ALSO EXCEPT the following parcel:

Beginning at a 5/8 inch iron pin at the intersection of the county roads marking the East 1/4 corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 02' 50" East 2643.30 feet to the intersection of the county road from the South and East marking the Southeast corner of said Section 3; thence North 07° 40' 53" West 871.59 feet to a point on the Westerly right-of-way line of the U.S.B.R. D-13 Lateral marking the true point of beginning of this description; thence North 02° 52' 10" East along the Westerly right-of-way line of said lateral 290.40 feet; thence North 87° 07' 50" West perpendicular to said right-of-way line 150.00 feet; thence South 02° 52' 10" West parallel to the said right-of-way line 290.40 feet; thence South 87° 07' 50" East 150.00 feet to the true point of beginning.

AND ALSO EXCEPTING THEREFROM a triangular piece of land in the E1/2 SE1/4 of said Section 3 and more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of Section 3; thence South on the section line between Sections 2 and 3 to the Southeast corner of Section 3; thence West 125 feet; thence Northeasterly to the place of beginning.

AND EXCEPTING THEREFROM those portions thereof in ADAMS POINT ROAD and the USBR "D" Canal.