

2007-001975

Klamath County, Oregon

After Recording Return to:
KAZUYA UYESUGI and
ILENE UYESUGI

1174 Wilhelmina Alley
San Jose, CA 95120

Until a change is requested all tax statements
Shall be sent to the following address:
Same as above



00014419200700019750020028

02/05/2007 02:33:59 PM

Fee: \$26.00

ASPEN: 64292PS

WARRANTY DEED
(INDIVIDUAL)

TONY NIETO and TORY NIETO, herein called grantor, convey(s) to KAZUYA UYESUGI and ILENE UYESUGI, HUSBAND AND WIFE, 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 \$347,900.00. The execution of this Deed directly to the Grantee named herein is done at the direction of Asset Preservation Inc.. as part of a tax deferred exchange for the benefit of the Grantee named herein.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated January 23, 2007.

Tony Nieto

TONY NIETO

Tory Nieto

TORY NIETO

STATE OF OREGON, County of Klamath ss.

On February 1, 2007 personally appeared the above named TONY NIETO and TORY NIETO and acknowledged the foregoing instrument to be their voluntary act and deed.

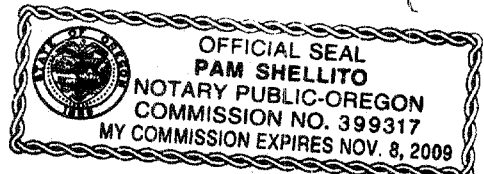
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064292

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



\$26-A

Exhibit A

All that portion of Lot 15, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at a point which is on the Northeasterly line of the Alameda South $54^{\circ} 52'$ East 48.7 feet from the extreme Southeasterly corner of Lot 14, Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly line of the Alameda on the arc of a $3^{\circ} 55'$ curve 48.7 feet; thence Northeasterly perpendicular to the said Northeasterly line of the Alameda and to the tangent to the said curve at this point 150.4 feet; thence Northwesterly along the Southwesterly line of the alley through Block 42 of said Hot Springs Addition 43.4 feet; thence Southwesterly along the Southeasterly line of that property deeded to H. A. Cole, et ux on June 18, 1926, 150.4 feet to the point of beginning.

CODE 001 MAP 3809-028CD TL 06200 KEY #373848