



THIS SPACE RESE

2007-002236

Klamath County, Oregon



02/08/2007 03:20:56 PM

Fee: \$26.00

MTC77932TM

After recording return to:

Lucas Nelson

804 NW 14th Street

Bend, OR 97701

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

Lucas Nelson

804 NW 14th Street

Bend, OR 97701

Escrow No. MT77932-TM

Title No. 0077932

SWD

STATUTORY WARRANTY DEED

Ho Wah of Oregon, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Lucas Nelson**, 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 7 day of Feb, 2007.

Ho Wah of Oregon, Inc.

BY: Kit F. Seid
Kit F. Seid, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on Feb 7, 2007 by Kit F. Seid as President for Ho Wah of Oregon, Inc., an Oregon Corporation.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Tract 68 of FAIR ACRES SUBDIVISION in the SE1/4 SE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which line is also the center line of Shasta Way, a distance of 30 feet and North 0° 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence; continuing North 0° 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom, a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 301.0 feet to an iron pin which is on the West line of Tract 68, FAIR ACRES SUBDIVISION; thence South 0° 11' West along the West line of said Tract 68 and parallel to the East line of said Section 35 a distance of 131.6 feet to an iron pin; thence East parallel to the South line of said Section 35, a distance of 301.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land in Tract 68 of FAIR ACRES SUBDIVISION NO. 1 in the SE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which line is also the centerline of Shasta Way, a distance of 30 feet and North 0° 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence; continuing North 0° 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 170 feet; thence South parallel to the East line of Section 35, a distance of 131.6 feet to a point on the South line of Book M-83 at page 8260, Microfilm Records of Klamath County, Oregon; thence East parallel to the South line of said Section 35, a distance of 170 feet, more or less to the point of beginning.

TOGETHER WITH an easement for driveway as granted by instrument recorded August 2, 1988 in Volume M88, page 12361, Microfilm Records of Klamath County, Oregon.

PARCEL 2

The E1/2 of Tract 67, EXCEPTING THEREFROM the South 263.2 feet, FAIR ACRES SUBDIVISION NO. 1 according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.