

2007-003914

Klamath County, Oregon



00016781200700039140010013

03/09/2007 11:09:56 AM

Fee: \$21.00

After Recording Return to:

FIRST AMERICAN EXCHANGE COMPANY

Edwin B. Keady and Loretta M. Keady

225 Southshore Lane, Klamath Falls 97601

Until a change is requested all tax statements

Shall be sent to the following address:

FIRST AMERICAN EXCHANGE COMPANY

Same as above

ATE: 64486 ms

WARRANTY DEED

(INDIVIDUAL)

BALSAMLAND LLC, who acquired title as BALSOMLAND LLC, herein called grantor, convey(s) to EDWIN B. KEADY AND LORETTA M. KEADY, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1, 2, 3 and 7, CREGAN PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 007 MAP 3909-007BC TL 03000 KEY #535629

CODE 007 MAP 3909-007BC TL 02907 KEY #890057

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 \$87,774.00. The execution of this Deed directly to the Grantee named herein is done at the direction of First American Exchange Company as part of tax deferred exchange for the benefit of the Grantee named herein.

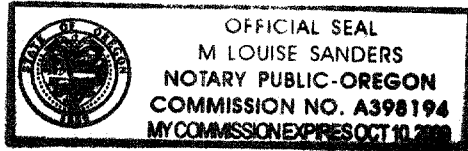
(here comply with the requirements of ORS 93.930)

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:

BALSAMLAND, LLC, A LIMITED LIABILITY COMPANY

BY: C. REN KOLAR, GENERAL MANAGER



STATE OF OREGON, County of Jackson) ss.

On March 7th, 2007 personally appeared the above named C. REN KOLAR as GENERAL MANAGER of BALSAMLAND LLC and acknowledged the foregoing instrument to be HER voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064486

Before me: M. Louise Sanders
Notary Public for Oregon

My commission expires: 10-10-09

Official Seal

\$21-A