

2007-005647

Klamath County, Oregon

After Recording Return to:

URONE, LLC

2679 LAKE Shore Drive
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



00018746200700056470010017

03/27/2007 11:19:58 AM

Fee: \$21.00

ATE: 64372 MS

WARRANTY DEED

(INDIVIDUAL)

JOHN GOODELL, herein called grantor, convey(s) to URONE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 1 of Land Partition 3-03, being Lots 4 thru 6, Block 64, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, situated in the NW 1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 001 MAP 3809-029BA TL 06200 KEY #185766

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 \$135,000.00. Execution of this Deed directly to the Grantee named is at the direction of Investment Property Exchange Services, Inc. as part of a tax deferred exchange for the benefit of said Grantee.

(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 March 20, 2007.


JOHN GOODELL

STATE OF CALIFORNIA, County of San Luis Obispo ss.

On March 22, 2007 personally appeared the above named JOHN GOODELL and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064372

\$21-A

Before me: K. Moore

Notary Public for California

My commission expires: 10-15-2007

Official Seal

