

2007-011530

Klamath County, Oregon



THIS SPACE



06/27/2007 11:01:41 AM

Fee: \$31.00

After recording return to:
Keith M Anderson and Josefina V
Anderson

*9804 Mayhew Way
Klamath Falls, OR
97603*

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

Keith M Anderson and Josefina V
Anderson
Same As Above

File No.: 7021-1033303 (ALF)

Date: June 11, 2007

STATUTORY WARRANTY DEED

KA
Ja
Andrew Griffith and Melinda Griffith, husband and wife, Grantor, conveys and warrants to Keith M Anderson and Josefina V Anderson, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTOR HEREIN.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

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, 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 26 day of June, 2007.

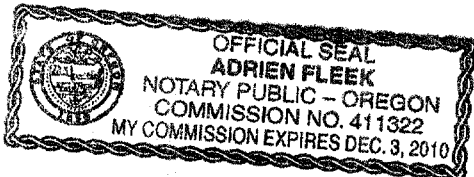
Andrew M. Griffith
Andrew Griffith

Melinda Ann Griffith
Melinda Griffith

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 26 day of June, 2007
by **Andrew Griffith and Melinda Griffith.**

Adrien Fleeck



Notary Public for Oregon
My commission expires: 12-3-10

EXHIBIT A**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND IN GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID POINT BEING SOUTH A DISTANCE OF 1574.97 FEET FROM THE 5/8 INCH IRON PIN MARKING THE WEST ONE-FOURTH CORNER OF SAID SECTION 17, SAID POINT BEING IN THE CENTERLINE OF THE COUNTY ROAD KNOWN AS THE ELLIOTT ROAD AND SAID POINT BEING THE NORTHWEST CORNER OF THAT STRIP OF LAND AS DESCRIBED IN VOLUME 350, PAGE 632, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17 AND ALONG THE CENTERLINE OF THE ELLIOTT ROAD A DISTANCE OF 1066.63 FEET TO A 5/8 INCH IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 17 SAID POINT ALSO BEING IN THE CENTERLINE OF THE COUNTY ROAD KNOWN AS ZUCKERMAN ROAD; THENCE SOUTH 89° 58' 45" EAST ALONG THE SOUTH LINE OF SAID SECTION 17 AND ALONG THE CENTERLINE OF THE ZUCKERMAN ROAD A DISTANCE OF 2770.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF ZUCKERMAN ROAD; THENCE CONTINUING NORTH A DISTANCE OF 849.85 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 86° 56' EAST A DISTANCE OF 212.71 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING NORTH 86° 56' EAST TO THE WESTERLY BANK OF LOST RIVER; THENCE NORTHWESTERLY ALONG THE WESTERLY BANK OF LOST RIVER TO A POINT THAT BEARS NORTH 86° 56' EAST FROM THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT STRIP OF LAND AS DESCRIBED IN VOLUME 350, PAGE 632, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE FOLLOWING THE NORTHERLY LINE OF SAID STRIP OF LAND; SOUTH 86° 56' WEST TO A 5/8 INCH IRON PIN THAT IS NORTH 86° 56' EAST A DISTANCE OF 2824.95 FEET FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86° 56' WEST A DISTANCE OF 2794.91 FEET TO A 5/8 IRON PIN ON THE EAST LINE OF THE ELLIOTT ROAD; THENCE CONTINUING SOUTH 86° 56' WEST A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING ROAD RIGHT OF WAY ALONG THE WEST AND SOUTH BOUNDARIES THEREOF.