



MT79551-KR

After recording return to:

Frank Richard Felley

34904 Wintergrass Court

Winchester, CA 92596

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

Frank Richard Felley

34904 Wintergrass Court

Winchester, CA 92596

Escrow No. MT79551-KR

Title No. 0079551

SWD

THIS SPACE RE

2007-012527

Klamath County, Oregon



07/13/2007 03:38:29 PM

Fee: \$26.00

## STATUTORY WARRANTY DEED

**Jiwan B. Ripley and Valerie M. Ripley, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Frank Richard Felley and Donna R. Felley, as tenants by the entirety**, 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:

### LEGAL DESCRIPTION

#### PARCEL 1:

Lot 13, Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof as conveyed by Quitclaim Deed recorded August 31, 1990 in Volume M90, page 17481, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot 13; thence South 851.85 feet; thence East 50 feet; thence North to a point 50 feet East of the Northwest corner of said Lot 13 (and parallel to the 851.85 foot Western line of said Lot 13); thence West 50 feet to the Northwest corner of said Lot 13 and the place of beginning.

#### PARCE 2:

A parcel of land in Section 25, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the center monument of said Section 25; thence North 100 feet; thence West 425 feet; thence South 100 feet; thence East 425 feet to the place of beginning.

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

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.

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Dated this 10<sup>th</sup> day of July, 2007.

Jiwan B. Ripley

Valerie M. Ripley

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 10, 2007 by Jiwan B. Ripley and Valerie M. Ripley.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

