



THIS SPACE F

2007-012577

Klamath County, Oregon



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07/16/2007 11:30:32 AM

Fee: \$26.00

MT079843

After recording return to:

JOHN BASTIANELLI

57807 Highway 62

Fort Klamath, OR

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

JOHN BASTIANELLI

57807 Highway 62

Fort Klamath, OR

Escrow No. AP0782746

Title No. 0079843

SWD

### STATUTORY WARRANTY DEED

**LARRY R. LA FEVER and SHERRY L. LAFEVER, husband and wife**, Grantor(s) hereby convey and warrant to **JOHN BASTIANELLI**, 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:  
2007-2008 Real Property Taxes a lien not yet due and payable.

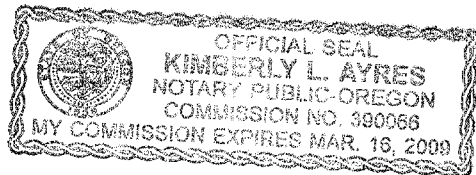
The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

Dated this 13<sup>th</sup> day of July 2007.

SHERRY L. LAFEVER

LARRY R. LAFEVER



State of Oregon  
County of JACKSON

This instrument was acknowledged before me on 7-13, 2007 by LARRY R. LA FEVER and SHERRY L. LAFEVER.

(Notary Public for Oregon)

My commission expires 3-16-09

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of the NW1/4 SW1/4 of Section 31 Township 32 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying East of State Highway 62, SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at the Southeast corner of said NW1/4 SW1/4; running thence North along the East line of said NW1/4 SW1/4 a distance of 650 feet; thence West and parallel to the South line of said NW1/4 SW1/4 a distance of 1000 feet, more or less to the Easterly line of State Highway 62; thence Southeasterly along the Easterly line of said highway to its intersection with the South line of said NW1/4 SW1/4; thence East along said South line 681 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through it's Department of Transportation by Warranty Deed recorded March 18, 1991 in Volume M91, page 4877, Microfilm Records of Klamath County, Oregon.