

THIS SPACE RESE

2007-012838

Klamath County, Oregon



07/19/2007 02:04:47 PM

Fee: \$26.00

MT77939-TM

After recording return to:

GORDON C. JONES

9837 NE IRVING STREET, #302

PORTLAND, OR 97220

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

GORDON C. JONES

9837 NE IRVING STREET, #302

PORTLAND, OR 97220

Escrow No. MT77939-TM

Title No. 0077939

SWD

STATUTORY WARRANTY DEED

PEACHY P. THOMAS and CAROL L. THOMAS, as tenants by the entirety, Grantor(s) hereby convey and warrant to GORDON C. JONES and ROSCOE DIVINE, as tenants in common, 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 & 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 31 day of May, 2007

Peachy P. Thomas
PEACHY P. THOMAS
Carol L. Thomas
CAROL L. THOMAS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 31, 2007 by REACHY P. THOMAS and CAROL L. THOMAS.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 SW1/4 Section 16 the NE1/4 SW1/4 Section 16, the SE1/4 NW1/4 Section 16, the W1/2 NE1/4 NE1/4 Section 17, the E1/2 NW1/4 NE1/4 Section 17, the S1/2 SE1/4 Section 17, the NW1/4 SE1/4 Section 17, the W1/2 SW1/4 NE1/4 Section 17, the E1/2 SE1/4 NW1/4 Section 17, the E1/2 SE1/4 Section 20 lying Northerly of Military Crossing Road, N1/2 NE1/4 Section 20 and the SE1/4 NE1/4 Section 20 all being in said Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING FROM Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, that portion described in Warranty Deed recorded June 2, 1959 in Volume 313, page 83, Deed Records of Klamath County, Oregon, by Hugh R. Knight and Ada Knight to J.S. Crepeau and Ray Denham, to wit:

Beginning at a point 900 feet East of the Southwest corner of the N1/2 of the NE1/4 of Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing due East for 660 feet and thence North for 660 feet and thence West for 660 feet and thence South 660 feet to the point of beginning.

PARCEL 2

The NE1/4 SW1/4 of Section 17 in said Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial Copy