

2007-013339

Klamath County, Oregon



00027894200700133390020029

07/27/2007 02:33:29 PM

Fee: \$26.00



MTC79845-KR

After recording return to:

Moses Messenger

PO Box 41781

Eugene, OR 97404

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

Moses Messenger

PO Box 41781

Eugene, OR 97404

Escrow No. MT79845-KR

Title No. 0079845

SWD

## STATUTORY WARRANTY DEED

Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust, dated July 3, 2001, Grantor(s) hereby convey and warrant to Moses Messenger and Rachael Messenger, 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:

## SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

\*\*Payne

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 \$121,380.00. 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 24<sup>th</sup> day of July, 2007.

The Sargo 2001 Revocable Trust, dated July 3, 2001

By:

Jeffrey H. Sargo, Trustee

Annette B. Sargo, Trustee

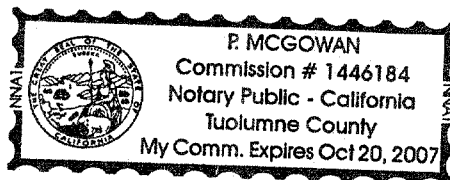
STATE OF CALIFORNIA

COUNTY OF San Tuolumne

On July 24, 2007 before me, P. McGowan, Notary Public, personally appeared Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust, dated July 3, 2001 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



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

**PARCEL 1**

The Southerly 50 feet of the Northerly 110 feet of Lot 8, Block 55 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly line of said Lot 8, same being the Westerly line of 9th Street, at a point 60 feet Southerly from the most Northerly corner of said Lot 8 and running thence Southerly along the Easterly line of said Lot 8, 50 feet to the Northerly line of the alley as conveyed to the City of Klamath Falls, Oregon by deed recorded in Book 27 at page 464; thence running Westerly perpendicular to 9th Street and along the Northerly line of said alley 65 feet to the Westerly line of Lot 8; thence running Northerly along the Westerly line of said Lot 8, 50 feet; thence running Easterly perpendicular to 9th Street 65 feet to the point of beginning.

**PARCEL 2**

That portion of Lot 7, Block 55, NICHOLS ADDITION TO LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Northeasterly line of Lot 7, Block 55, NICHOLS ADDITION 60 feet Southerly from the most Northerly corner of said Lot 7; thence continuing Southeasterly along the Northeasterly line of said Lot 7; 50 feet more or less to the Northerly line of the alley deeded to the City of Klamath Falls, Oregon, by Deed recorded in Volume 27, at page 464, Deed Records of Klamath County, Oregon; thence Southwesterly along the Northerly line of said alley 10 feet to a point; thence Northwesterly and parallel with the Easterly line of said Lot 7, 50 feet to a point; thence Northeasterly and parallel with the Northerly line of said alley 10 feet; more or less, to the point of beginning.