

2007-020666

Klamath County, Oregon



THIS SPACE



12/10/2007 02:57:46 PM

Fee: \$26.00

After recording return to:  
Victoria Wilmes  
P.O. Box 123  
Ruth, CA 95526

Until a change is requested all tax statements  
shall be sent to the following address:  
Victoria Wilmes  
P.O. Box 123  
Ruth, CA 95526

File No.: 7021-1146711 (DMC)  
Date: December 04, 2007

### STATUTORY WARRANTY DEED

**William A. Irving, Sr.**, Grantor, conveys and warrants to **Victoria Wilmes**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**That portion of the NW1/4 of the SW1/4 of the NW1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of the NW1/4 of the NW1/4 of said Section 1, Township 37 South, Range 11 East of the Willamette Meridian; thence running South along and upon the Section line to a point 660 feet distant; thence running Northeasterly to the quarter corner between Southwest corner of the SE1/4 of the NW1/4 of the NW1/4 and the Southeasterly corner of the SW1/4 of the NW1/4 of the NW1/4; thence running West to the point of beginning.**

**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.

The true consideration for this conveyance is **\$Pursuant to a 1031 Tax Exchange**. (Here comply with requirements of ORS 93.030)

FW

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of December, 2001.

  
William A. Irving Sr.

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 5 day of December, 2007  
by **William A. Irving, Sr.**



Notary Public for Oregon  
My commission expires: 12/31/2025