



THIS SPACE RE:

2008-000985  
Klamath County, Oregon



00038982200800009850020023  
01/23/2008 03:14:57 PM Fee: \$26.00

After recording return to:

John M. Venable

17250 Corning Road 767 Mitchell Rd  
Corning, CA 96021 Dairy, OR 97625

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

John M. Venable

17250 Corning Road Same as above  
Corning, CA 96021

Escrow No. MT81385-KR

Title No. 0081385

SWD

### STATUTORY WARRANTY DEED

Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under declaration of trust, dated July 27, 1982, Grantor(s) hereby convey and warrant to John M. Venable, 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:

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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 18<sup>th</sup> day of January, 2008.

Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under declaration of trust, dated July 27, 1982

BY: Penny L. Lassett, Successor Trustee  
Penny Lea Lassett, Successor Trustee

BY: Patricia A. Venable, Successor Trustee  
Patricia Ann Venable, Successor Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 18, 2008 by Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under declaration of trust, dated July 27, 1982.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

26AMT

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1 of unsurveyed Land Partition 50-07, said Land Partition being a Replat of Parcel 1 of Land Partition 65-94, said Land Partition being situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian, and in Sections 18 and 19, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded August 25, 1987 in Volume M87, page 15295, Microfilm Records of Klamath County, Oregon, as amended by instrument recorded November 29, 2007 in Volume 2007, page 020067, Microfilm Records of Klamath County, Oregon (Hankins Lane).

AND TOGETHER WITH an easement for ingress and egress as created by instrument recorded August 25, 1987 in Volume M87, page 15290, Microfilm Records of Klamath County, Oregon (Nevin Lane).