

2008-001859

Klamath County, Oregon



02/13/2008 11:28:39 AM

Fee: \$26.00

After Recording Return to:

J. BATZER, TRUSTEE

925 West Moana #239

Reno, Nevada 89509

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

ATE: 65555

JULIE A. OLIVER, herein called grantor, convey(s) to J. BATZER AS TRUSTEE OF THE ELDORADO PROPERTY ST. TRUST DATED 07/20/01, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

*SONS OF

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

CODE 144 MAP 3809-036CA TL 06500 KEY#451442

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$140,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of Keys Capital, Inc, as part of tax deferred exchange for the benefit of the Grantee named herein.

(here comply with the requirements of ORS 93.930)

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 February 11, 2008.


JULIE A. OLIVER

STATE OF OREGON, County of Klamath) ss.

On February 11, 2008 personally appeared the above named JULIE A. OLIVER and acknowledged the foregoing instrument to be HER voluntary act and deed.

This document is filed at the request of:



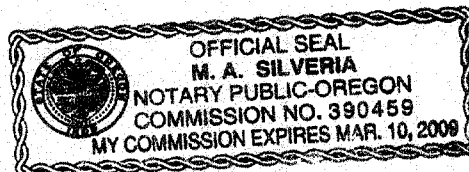
525 Main Street
Klamath Falls, OR 97601
Order No.: 65555MS

Before me: 

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



#26-A

Exhibit A

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Easterly line of McClellan Drive, said point being South 0° 16' East a distance of 353.43 feet from the Northeast corner of First Addition to Moyina Subdivision according to the duly recorded plat thereof; thence South 0° 16' East along the Easterly line of McClellan Drive a distance of 100 feet to a one-half inch iron pin; thence North 89° 44' East 120 feet to a one-half inch iron pin; thence North 0° 16' West a distance of 100 feet to a one-half inch iron pin; thence South 89° 44' West a distance of 120 feet to the point of beginning.

The bearings of the above described parcel of land are based on the plat of First Addition to Moyina.

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