

MT81814-KR

THIS SPACE

2008-003674
Klamath County, Oregon



03/24/2008 03:19:53 PM Fee: \$26.00

After recording return to:
Jeffrey P. Boersma
1550 Haskins Road
Bonanza, OR 97623

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

Jeffrey P. Boersma
1550 Haskins Road
Bonanza, OR 97623

Escrow No. MT81814-KR
Title No. 0081814
SWD

STATUTORY WARRANTY DEED

Manuel O. Rocha and Linda M. Rocha, as tenants by the entirety, Grantor(s) hereby convey and warrant to Jeffrey P. Boersma and Leslie L. Boersma, 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

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.

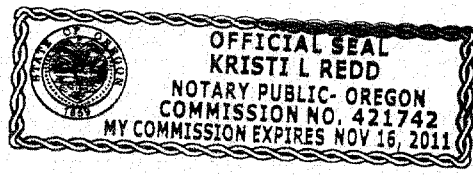
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 21st day of March, 2008.

Manuel O. Rocha
Manuel O. Rocha
Linda M. Rocha
Linda M. Rocha

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 21, 2008 by Manuel O. Rocha and Linda M. Rocha.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 of the NE1/4 of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

EXCEPTING THEREFROM that portion of the NW1/4 NE1/4 of said Section 31 described as follows:

Beginning at a P K Nail on the centerline of Haskins Road from which the North quarter corner of Section 31 bears N00° 47' 49" East 176.36 feet; thence South 89° 12' 11" East 30.00 feet to an iron pin; thence continuing South 89° 12' 11" East 364.40 feet to an iron pin; thence South 13° 19' 24" West 338.19 feet to an iron pin; thence South 45° 30' 16" West 149.03 feet to an iron pin; thence North 89° 21' 11" West 186.20 feet to an iron pin; thence continuing North 89° 12' 11" West 30.00 feet to a P K Nail on the centerline of Haskins Road; thence North 00° 47' 49" East 436.06 feet to the point of beginning, including the area within Haskins Road, with bearings based on recorded Survey No. 1713 (all iron pins mentioned are a 5/8 inch rebar with a Tru-Line Surveying Plastic Cap.)

AND EXCEPTING THEREFROM any portion thereof in Haskins Road.