

2008-003785

Klamath County, Oregon



00042381200800037850030030



After recording return to:
David Anderson and Cherylene
Anderson
1470 Canal Street
Auburn, CA 95603

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

David Anderson and Cherylene
Anderson
1470 Canal Street
Auburn, CA 95603

File No.: 7021-1167718 (ALF)
Date: February 07, 2008

THIS SPACE

03/25/2008 11:32:05 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Greensprings Property LLC, an Oregon limited liability company, Grantor, conveys and warrants to David Anderson and Cherylene Anderson, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTEE HEREIN.

The true consideration for this conveyance is **\$194,000.00**. (Here comply with requirements of ORS 93.030)

FBI

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19th day of march, 2008.

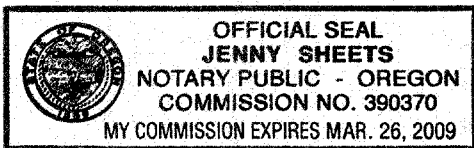
Greensprings Properties, LLC

[Signature]
By: Keith C Welch Sr

[Signature]
By: Constance A Welch

STATE OF Oregon)
)ss.
County of marion)

This instrument was acknowledged before me on this 19th day of march, 2008 by Keith C Welch Sr and Constance A Welch as of Greensprings Properties, LLC, on behalf of the .



[Signature]
Notary Public for Oregon
My commission expires: 3-26-09

APN: R539377

Statutory Warranty Deed
- continued

File No.: 7021-1167718 (ALP)
Date: 02/07/2008

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SECTION LINE WHICH LIES 1,254.57 FEET NORTH 0° 43' WEST ALONG THE SECTION LINE FROM THE IRON PIN WHICH MARKS THE QUARTER SECTION CORNER COMMON TO SECTIONS 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, STATE OF OREGON AND RUNNING THENCE SOUTH 45° 09 1/2' EAST A DISTANCE OF 366.7 FEET TO AN IRON PIN WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF THE WEED-KLAMATH FALLS HIGHWAY, 30 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE CENTER OF THE HIGHWAY; THENCE NORTH 44° 50 1/2' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE WEED-KLAMATH FALLS HIGHWAY A DISTANCE OF 140 FEET TO AN IRON PIN; THENCE NORTH 45° 09 1/2' WEST A DISTANCE OF 330 FEET TO A POINT; THENCE SOUTH 44° 50 1/2' WEST 20 FEET TO A POINT; THENCE NORTH 45° 09 1/2' WEST A DISTANCE OF 159.36 FEET TO AN IRON PIN WHICH LIES ON THE SECTION LINE; THENCE SOUTH 0° 43' EAST ALONG THE SECTION LINE A DISTANCE OF 171.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE DALLES-CALIFORNIA HIGHWAY, WESTSIDE BY-PASS, U.S. HIGHWAY NO. 97 AND STATE HIGHWAY NO. 140.