

MT81917-PS



THIS SPACE R

2008-008349  
Klamath County, Oregon



06/09/2008 11:30:22 AM

Fee: \$21.00

After recording return to:  
PHILLIP E. MORGAN  
6441 HARPOLD RD.  
KLAMATH FALLS, OR 97603

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

PHILLIP E. MORGAN  
6441 HARPOLD RD.  
KLAMATH FALLS, OR 97603

Escrow No. MT81917-PS  
Title No. 0081917  
SWD

STATUTORY WARRANTY DEED

LYLE SMITH and BONNIE SMITH, as tenants by the entirety, Grantor(s) hereby convey and warrant to PHILLIP E. MORGAN and TARA R. MORGAN, husband and wife, 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:

Beginning at the Southeast corner of the SW1/4 SE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence West along the Section line 363 feet, more or less to the Easterly right of way line of the Bonanza-Malin County Road; thence Northerly and Northeasterly along said right of way line to its intersection with the East line of said SW1/4 SE1/4; thence South along the East line of said SW1/4 SE1/4 1205 feet, more or less to the point of beginning, being a portion of the SW1/4 SE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Bonanza-Malin County Road.

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:

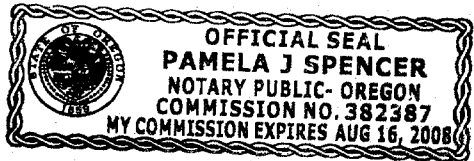
The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR.**

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 5 day of June, 2008.

[Signature]  
Lyle Smith  
[Signature]  
Bonnie Smith

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on June 5, 2008 by LYLE SMITH & BONNIE SMITH.

[Signature]  
(Notary Public for Oregon)

My commission expires 8/16/2008

2/11/11