

MT82576-DS

THIS SPACE F

2008-009530

Klamath County, Oregon



00049041200800095300020024

06/30/2008 03:29:20 PM

Fee: \$26.00

After recording return to:

ROBERT C. FREEMAN

39450 La Garita Dr.

Del Norte, CO 81132

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

ROBERT C. FREEMAN

39450 La Garita Dr.

Del Norte, CO 81132

Escrow No. MT82576-DS

Title No. 0082576

SWD

### STATUTORY WARRANTY DEED

GEORGE SIMEONOV and EVA SIMEONOV, as tenants by the entirety, Grantor(s) hereby convey and warrant to ROBERT C. FREEMAN, 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:

A tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of the Agency Lake Loop Road, said point being North 01° 39' 21" East 1005.08 feet and South 89° 47' 28" West 30.02 feet from the South 1/4 corner of said Section 6; thence South 89° 47' 28" West 593.06 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Easterly right-of-way line of the Modoc Point Road; thence South 00° 15' 30" West along said right-of-way 237.66 feet to a 5/8" iron pin; thence North 89° 44' 16" East 587.28 feet to a 5/8" iron pin on the Westerly right-of-way line of said Agency Lake Loop Road; thence North 01° 39' 21" East 237.23 feet to the point of beginning, with bearings based on the survey map of Minor Land Partition No. 15-88.

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.

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4/11/11

Dated this 6 day of June, 08.

George Simeonov  
GEORGE SIMEONOV

Eva Simeonov  
EVA SIMEONOV

State of Oregon  
County of Marion

This instrument was acknowledged before me on June 6, 2008 by GEORGE SIMEONOV and EVA SIMEONOV.

Marta Hanson  
(Notary Public for Oregon)

My commission expires 1-7-11

