



2008-012032
Klamath County, Oregon



08/27/2008 11:20:52 AM

Fee: \$26.00

Return to:
Penny McPherson
1127 McClellan Drive
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent
to the following address:
Penny McPherson
1127 McClellan Drive
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

J. Batzer, as Trustee of the Sons of Eldorado Property St Trust, ^{Dated 7/20/01} Grantor, conveys to Penny S. McPherson, Grantee, the following described real property:

SEE EXHIBIT "A"

Tax Account No. 3809-036CA-06500-000

The true consideration for this conveyance is \$210,000.00.
The consideration paid herein has been paid to an Accommodator pursuant to an IRC 1031 Exchange.

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 20th day of August, 2008

Sons of the Eldorado Property St. Trust dated July 20, 2001

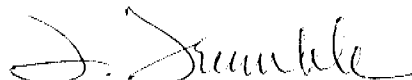
BY: 

J. Batzer, Trustee

As Trustee pursuant
personally

STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 20th day of August, 2008
by J. Batzer Trustee of the Sons of Eldorado Property St. Trust., Dated 7/20/01


Notary Public State of Oregon

My commission expires: 9-7-08

Order No. 46g0472219



26044

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 of SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a one-half inch iron pin on the Easterly line of McClellan Drive, said point being South 0 degrees 16' East a distance of 353.43 feet from the Northeast corner of "First Addition to Moyina" subdivision according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence South 0 degrees 16' East along the Easterly line of McClellan Drive a distance of 100 feet to a one-half inch iron pin; thence North 89 degrees 44' East 120 feet to a one-half inch iron pin; thence North 0 degrees 16' West a distance of 100 feet to a one-half inch iron pin; thence South 89 degrees 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".