

WTZ-83835-KR

THIS SPACE R

2008-016964

Klamath County, Oregon



00058083200800169640020026

12/30/2008 02:46:25 PM

Fee: \$26.00

After recording return to:

JELD-WEN 1031, inc., Qualified Intermediary

15 Oregon Avenue, Suite B

Bend, OR 97701

Until a change is requested all tax statements

shall be sent to the following address:

JELD-WEN 1031, inc., Qualified Intermediary

15 Oregon Avenue, Suite B

Bend, OR 97701

Escrow No. MT83835-KR

Title No. 0083835

SWD

STATUTORY WARRANTY DEED

Patricia A. Ottoman, as Trustee of the Patricia A. Ottoman Trust, dated August 30, 1995, as to an undivided 1/2 interest and Ridge L. Pittman, Trustee of the Pittman Trust dated 4/30/02, as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to NICHOLSON EXCHANGE BX081213, LLC, an Oregon limited liability company, 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:

The South 1/2 of the Southeast 1/4 of Section 19; The Northwest 1/4 of the Southeast 1/4 of Section 19, less the Northerly 6 acres thereof; and the North 1/2 of the Northeast 1/4 of Section 30, excepting a 60 foot strip off the South side of said last described parcel heretofore conveyed for road purposes, all being in Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon together with all water rights appurtenant thereto.

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 23 day of December, 2008

The Patricia A. Ottoman Trust, dated August 30, 1995

BY: Signed in counterpart
Patricia A. Ottoman, Trustee

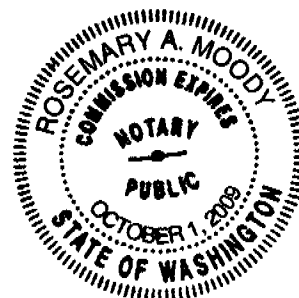
The Pittman Trust dated 4/30/02

BY: Ridge L Pittman Trustee
Ridge L Pittman, Trustee

State of Washington
County of King

This instrument was acknowledged before me on Dec 23, 2008, 2008 by Ridge L. Pittman, Trustee of the Pittman Trust dated 4/30/02.

Rosemary A. Moody
(Notary Public for Washington)



Obant



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Escrow No. MT83835-KR
 Title No. 0083835
 SWD

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Dated this 23 day of December, 2008.

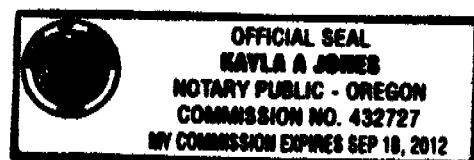
The Patricia A. Ottoman Trust, dated August 30, 1995

BY: Patricia A. Ottoman, Trustee
 Patricia A. Ottoman, Trustee

The Pittman Trust dated 4/30/02

BY: Signed in counterpart
 Ridge L. Pittman, Trustee

State of Oregon
 County of Washington



This instrument was acknowledged before me on December 23rd, 2008 by Patricia A. Ottoman, as Trustee of the Patricia A. Ottoman Trust, dated August 30, 1995,

Kayla A. Jones
 (Notary Public for Oregon)