

UTC 84146-KR

THIS SPACE RI

2009-003080

Klamath County, Oregon



03/02/2009 11:30:03 AM

Fee: \$21.00

After recording return to:

Joanne Larsen

3113 North Avenue

Modesto, CA 95358

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

Joanne Larsen

3113 North Avenue

Modesto, CA 95358

Escrow No. MT84146-KR

Title No. 0084146

SWD

STATUTORY WARRANTY DEED

Derry Farms, Inc., an Oregon corporation, Grantor(s) hereby convey and warrant to Joanne Larsen, as to an undivided 75% interest, and Joanne H. Larsen, Trustee of the Exempt Trust for the Benefit of Joanne Larsen created by the John L. Hertle Revocable Trust Dated 11/25/96, as to an undivided 25% interest, 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 Northeast 1/4 of the Southeast 1/4 of Section 7, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon.

Excepting therefrom any portion lying within the USBR D-16 Lateral and the No. 10 Drain.

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 24th day of February, 2009.

Derry Farms, Inc., an Oregon corporation

X BY: Jerry E. Derry, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 24, 2009 by Derry Farms, Inc., an Oregon corporation.

*Jerry E. Derry, President for

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2011

21amt