

2010-003656

Klamath County, Oregon



00081690201000036560030033



After recording return to:
Robert S Berman

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

File No.: 7021-1478243 (ALF)
Date: October 01, 2009

THIS SPACE

03/24/2010 02:41:01 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Barbara A. Somers, Grantor, conveys and warrants to **Robert S Berman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON, TO WIT:

TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SECTION 21: EAST HALF OF THE EAST HALF

SECTION 22: NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH HALF OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER, SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER

SECTION 27: EAST HALF, NORTH HALF OF THE NORTHWEST QUARTER, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER

SECTION 28: NORTHEAST QUARTER OF THE NORTHEAST QUARTER

SECTION 34: NORTH HALF OF THE NORTHEAST QUARTER

EXCEPTING THEREFROM ALL OF THE FOLLOWING PARCEL LYING EAST OF THE BLY/BONANZA CUT OFF ROAD:

TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

APN: M26778	Statutory Warranty Deed	File No.: 7021-1478243 (ALF)
	- continued	Date: 10/01/2009

SECTION 22: SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 27: EAST HALF
SECTION 34: NORTH HALF OF THE NORTHEAST QUARTER

PARCEL 2:

ALL OF THE FOLLOWING PARCEL LYING EAST OF THE BLY/BONANZA CUT OFF ROAD:

TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SECTION 22: SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 27: EAST HALF
SECTION 34: NORTH HALF OF THE NORTHEAST QUARTER

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTEE HEREIN.

The true consideration for this conveyance is **\$1,750,000.00.** (Here comply with requirements of ORS 93.030)

APN: M26778	Statutory Warranty Deed	File No.: 7021-1478243 (ALF)
	- continued	Date: 10/01/2009

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 22 day of March, 2010.

Barbara A Somers
Barbara A Somers

STATE OF CA)
County of Ventura) ss.

This instrument was acknowledged before me on this 22 day of March, 2010
by **Barbara A Somers**.

[Signature]
Notary Public for California
My commission expires: 04-17-2011

