

2011-009794

Klamath County, Oregon



00106593201100097940020021

08/29/2011 08:42:56 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:
Hutchinson, Cox
777 High Street, Suite 200
Eugene, OR 97401

SEND ALL TAX STATEMENTS TO:
Patrick F. Golden
2800 Fairmount Blvd
Eugene, OR 97403

SPECIAL WARRANTY DEED

For value received, Patrick F. Golden, grantor, conveys and specially warrants to the Klamath Falls-Ross Estates, LLC, Grantee, his interest in the following described real property as described on Exhibit A, free of encumbrances created or suffered by the Grantor.

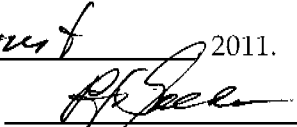
The property described above is free from all encumbrances except:

- a. Covenants, conditions, restrictions, and easements of record.
- b. Rights of the public to roads, streets and highways.
- c. Any real property taxes which may be a lien.

The true and actual consideration for this conveyance is -\$00.00-.

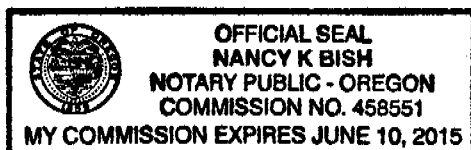
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED the 18th day of August, 2011.


Patrick F. Golden, Grantor

STATE OF OREGON, County of Lane) ss.

The foregoing instrument was acknowledged before me on August 18, 2011,
by Patrick F. Golden



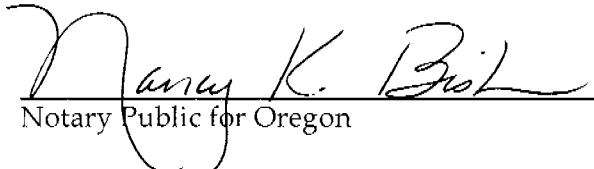

Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the W1/2 SE1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence South 38 feet; thence West along the pipe line through the Pump House 136 feet; thence South 59° 00' West 323.4 feet along the center of the supply ditch to the center of the main canal; thence North 45° 30' West along the main canal, 129 feet; thence North to the East and West center line of said Section 1; thence East 490 feet to the Northeast corner of the NW1/4 SE1/4 of said Section 1, thence South 1320 feet to the place of beginning, savings and excepting 0.38 acres deeded to Enterprise Irrigation District off the South end of the above described property as recorded in Book 80, page 452, Deed Records of Klamath County, Oregon

001DB

Tax Account No:	3909- 011DB -00100-000
Tax Account No:	3909-001DC-00100-000

Key No:	510165
Key No:	510290

This conveyance is being made directly by Grantor to Grantee at the request and under the exclusive control of Tax Deferred Exchange Services, Inc., a Washington corporation who is acting as Qualified Intermediary for this transaction.