



THIS SPACE

2012-008363

Klamath County, Oregon



00121995201200083630030035

07/31/2012 02:53:40 PM

Fee: \$47.00

After recording return to:

Michael P. Stuhr Trust, dated August 4, 2011

31100 NE Fernwood Road

Newberg, OR 97132

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

Michael P. Stuhr Trust, dated August 4, 2011

31100 NE Fernwood Road

Newberg, OR 97132

Escrow No. MT92828-KR

Title No. 0092828

SWD r.020212

### STATUTORY WARRANTY DEED

**Donald Holm and Patricia Holm, Trustees of the Holm Family Trust,**

Grantor(s), hereby convey and warrant to

**Michael P. Stuhr, Trustee of the Michael P. Stuhr Trust, dated August 4, 2011 and Cathleen A. Stuhr, Trustee of the Cathleen A. Stuhr Trust, dated August 4, 2011, each as to an undivided 50% 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

47Dwt

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of JULY, 2012

Donald Holm and Patricia Holm, Trustees of the Holm Family Trust

BY: Donald Holm  
Donald Holm, Trustee

BY: Patricia Holm  
Patricia Holm, Trustee

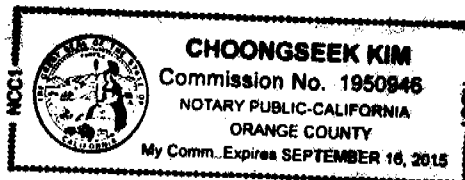
STATE OF CALIFORNIA

COUNTY OF Orange<sup>ss.</sup>

On July 27, 2012 before me, Choongseek Kim, Notary Public, personally appeared Donald Holm and Patricia Holm, Trustees of the Holm Family Trust personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies) and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



# LEGAL DESCRIPTION

## "EXHIBIT A"

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### EXHIBIT "A" LEGAL DESCRIPTION

The following property lying in Section 4, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon:

That portion of the SE1/4 NE1/4 lying Southwesterly of Spring Creek; the West 297 feet of Government Lot 3; Government Lot 4 (NW1/4 NW1/4); the SW1/4 NW1/4; the SE1/4 NW1/4 and the SW1/4 NE1/4.

SAVING AND EXCEPTING THEREFROM That portion thereof sold to Warren O. Applegate by Deed recorded in Book 56 at page 532 Deed Records of Klamath County, Oregon, described as follows:

Beginning 20 chains South of the 1/4 Sections corner on the North boundary of Section 4 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 370 feet; thence East 617 feet; thence North 3°54' East 371 feet; thence West 642 feet to the place of beginning.

ALSO EXCEPTING THEREFROM the NE1/4 SW1/4 NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,

AND FURTHER EXCEPTING Government lot 1 and the SE1/4 NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek.

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