

After recording return to:

FUTURA 1031  
1501 E McAndrews Rd  
Medford, OR 97504

This space reserved for

**2013-008160**  
**Klamath County, Oregon**  
07/18/2013 09:56:35 AM  
Fee: \$42.00

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

FRANK ANDREW ANDERSON AND  
SUSAN MARIE ANDERSON, TRUSTEES  
825 Old Midland Road  
Klamath Falls, OR 97603

**STATUTORY  
BARGAIN AND SALE DEED**

ANDERSON EXCHANGE BX121202 OR, LLC, an Oregon Limited Liability Company, Grantor, conveys to FRANK ANDREW ANDERSON AND SUSAN MARIE ANDERSON, TRUSTEES OF THE FRANK AND SUSAN ANDERSON 2006 REVOCABLE TRUST UAD JULY 18, 2006, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

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

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, 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 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$PURSUANT TO AN IRC SECTION 1031 TAX DEFERRED EXCHANGE.  
(Here comply with the requirements of ORS 93.030)

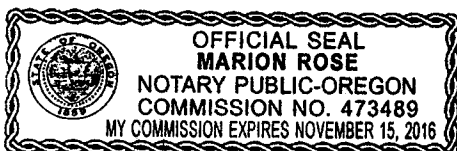
Dated 7-16-13.

ANDERSON EXCHANGE BX121202 OR, LLC, an Oregon  
limited liability company

Glenda Sibbald  
FUTURA 1031 inc., sole Member, Manager  
By Glenda Sibbald, Vice President

STATE OF OREGON } ss  
County of JACKSON

This instrument was acknowledged before me on JULY 16, 2013  
by Glenda Sibbald  
as Vice President  
of FUTURA 1031 inc.



Marion Rose  
Notary Public for Oregon  
My commission expires 11-15-16

## **Exhibit "A"**

### **PARCEL 1**

A tract of land situated in the E1/2 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C-N1/16 corner of said Section 25; thence East, along the North line of the S1/2 NE1/4 of said Section 25, 370 feet, more or less, to the Southwesterly right of way line of the Burlington Northern Railroad; thence Southeasterly, along the said Southwesterly right of way line, 1940 feet, more or less; thence West, along the said right of way line, 110 feet, more or less; thence Southeasterly, along said right of way line, 200 feet, more or less, to the West right of way line of the USBR A-7 Lateral; thence Southerly, along the said West right of way line, 1030 feet, more or less, to the North line of that tract of land described in Deed Volume M03, page 05798, Microfilm Records of Klamath County, Oregon; thence along the boundary of said Deed Volume, North 52° 23' West 220 feet, more or less, and South 29° 25' West, 39.3 feet, more or less, to a point on the North right of way line of the U.S.B.R. No. 1 Drain; thence Westerly along the said North right of way line, 1840 feet, more or less, to the North-South center section line of said Section 25; thence North 2800 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING any portion lying within the right of way of Henley Road.

### **PARCEL 2**

The N1/2 SW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING any portion lying within the USBR No. 1 Irrigation Drain.