



THIS SPACE RESERVED FOR RECORDER'S USE

2014-003002

Klamath County, Oregon

04/07/2014 12:38:26 PM

Fee: \$52.00

After recording return to:

Barbara Clary

21406 Harpold Rd.

Malin, OR 97632

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

Barbara Clary

3635 Vale Road

Klamath Falls, OR 97603

Escrow No. MT100146CT

Title No. 0100146

SWD r.020212

STATUTORY WARRANTY DEED

Don Purio Development Company LLC, An Oregon Limited Liability Company as to an undivided 52.5% interest and Evert Brown and Joann Brown as Tenants by the entirety as to an undivided 47.5% interest,

Grantor(s), hereby convey and warrant to

Barbara Clary,

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:

52dmt

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 7 day of April, 2014

Evert Brown
Evert Brown

Joann Brown
Joann Brown

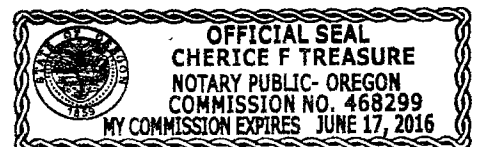
Don Purio Development Company, LLC, an Oregon
Limited Liability Company

BY: Don Purio, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 7, 2014 by Evert Brown and Joann Brown as individuals.

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2016



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 7, 2014 by Don Purio, Member of Don Purio Development Company LLC, an Oregon Limited Liability Company.

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2016

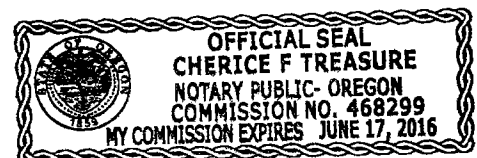


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 484.00 feet from the Center quarter corner of said Section 7, as established by Survey No. 759, as recorded in office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 323.95 feet to its intersection with the Southerly right of way line of State Highway No. 140; thence South 70° 59' 35" East, along the Southerly right of way line of said State Highway, 507.13 feet; thence South 00° 10' 47" West, parallel with the Easterly right of way line of said Booth Road, 160.29 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 257.00 feet from the center quarter corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 227.00 feet; thence South 89° 49' 13" East 480.00 feet; thence South 00° 10' 47" West, parallel with the said Easterly right of way line, 227.00 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.