

THIS SPACE RESERVED FOR RECORDER'S USE

2014-006518
Klamath County, Oregon
06/19/2014 02:36:11 PM
Fee: \$52.00

After recording return to:

Peter Nevin

17017 Hwy 140E

Dairy, OR 97625

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

Peter Nevin

17017 Hwy 140E

Dairy, OR 97625

Escrow No. MT100928CT

Title No. 0100928

SPECIAL r.020212

SPECIAL WARRANTY DEED

Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under Declaration of Trust, dated July 27, 1982,

Grantor(s) hereby conveys and specially warrants to

Peter Nevin, as to an undivided 75% interest,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

The property described in Exhibit 'A' attached hereto and made a part hereof

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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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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 17 day of June, 2014

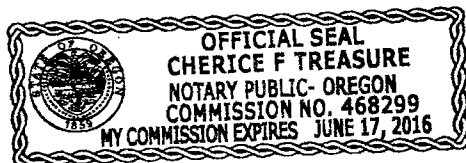
Declaration of Trust, dated July 27, 1982

BY: Penny Lea Lassett
Penny Lea Lassett, Successor Trustee

BY: Patricia Ann Venable, TTEE
Patricia Ann Venable, Successor Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 17, 2014 by Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under Declaration of Trust, dated July 27, 1982.



Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in the NE1/4 SE1/4 and in the SE1/4 NE1/4 of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said NE1/4 SE1/4; thence North 00 degrees 25' 18" East, on the East line of said NE1/4 SE1/4, 1,094.37 feet to a point on the West line of the Swan Lake Road; thence North 24 degrees 16' 46" West on said West line, 465.48 feet; thence South 65 degrees 43' 14" West, 700.00 feet; thence South 24 degrees 16' 46" East, 1,260.84 feet; thence South 65 degrees 43' 14" West, 100.00 feet; thence South 24 degrees 16' 46" East, 44.29 feet, more or less, to a point on the South line of said NE1/4 SE1/4; thence East on said South line 375.92 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the S1/2 SE1/4 of Section 26, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the SE1/4 SE1/4; thence South 00 degrees 25' 18" West on the East line of said SE1/4 SE1/4, 820.03 feet; thence North 24 degrees 16' 46" West 899.57 feet to a point on the North line of said SE1/4 SE1/4; thence East on said North line, 375.92 feet to the point of beginning.

PARCEL 3

A parcel of land situated in the SW1/4 of Section 25, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, described as follows:

That portion of the said SW1/4 lying Westerly of the Swan Lake Junction Road and the Klamath Falls-Lakeview Highway, EXCEPTING the following:

Beginning at the Southwest corner of said Section, thence North 00 degrees 25' 18" East on the West line of said Section 25, 492.62 feet; thence South 24 degrees 16' 46" East, 374.95 feet; thence East, 388.37 feet to a point on the West line of State Highway 140; thence South 13 degrees 43' 14" West on the West line of said State Highway 140, 155.25 feet, more or less, to the South line of said Section 25; thence West on said South line 509.35 feet to the point of beginning.