

19:194



K-48982-D

**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

PAUL C. CAHILL

conveys and warrants to

JOHN J. NOVAK

*[Signature]*, Grantor,  
*[Signature]*, Grantee,

the following described real property in the County of Klamath and State of Oregon.

Parcel 3 of Partition No. 65-95, filed February 1, 1996,  
in the office of the County Clerk of Klamath County,  
Oregon, located in Lot 5, Block 3, Tract 1152, North  
Hills to the City of Klamath Falls, according to the  
official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.

96 JUN -4 P 3:42

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

**\*\*COMPLETION OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE**

THIS DEED IS BEING GIVEN FROM THE GRANTOR DIRECTLY TO GRANTEE AT THE INSTRUCTION AND DIRECTION OF AMERICAN EXCHANGE, INC.

The true consideration for this conveyance is \$ 307,930.00 \*\* (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 31st day of May 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

PAUL C. CAHILL

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me this 4th day of June 19 96 by Paul C. Cahill

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_ and by \_\_\_\_\_ of \_\_\_\_\_ a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: 12-19-96

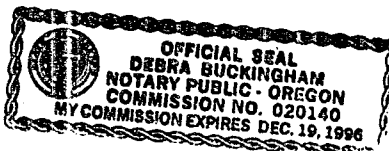
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

After recording, return to:  
John J. Novak  
1873 Euclid  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day  
of June A.D., 19 96 at 3:42 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 16348

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]