

01 MAY 8 PM 2:57



After recording return to:

L. Arthur Groth

6411 Harlan Drive

Klamath Falls, OR 97603

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

L. Arthur Groth

6411 Harlan Drive

Klamath Falls, OR 97603

Escrow No. K56677S

Title No. K56677S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/08/01, at 2:57 p. m.

In Vol. M01 Page 21039

Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Donald L. Purio and Josephine Fernandez, with the rights of survivorship, Grantor, conveys and warrants to L. Arthur Groth and Susan E. Groth as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 Block 19 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: 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.

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF NAC1031 EXCHANGE SERVICES AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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.

The true consideration for this conveyance is \$156,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of April, 2001.

Donald L. Purio

Josephine Fernandez

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 27th day of April, 2001
by Donald L. Purio and Josephine Fernandez

Notary Public for Oregon

My commission expires: 8-2-03



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