

0134536313



After recording return to:

Floyd W. Wilton

13422 Algoma Road

Klamath Falls, OR 97601

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

Floyd W. Wilton

13422 Algoma Road

Klamath Falls, OR 97601

Escrow No. 014078

Title No. K-56641

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 06/05/01, at 2:18 p.m.

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Linda Smith,

County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

ROLAND THEISS and MARGARET THEISS, Grantor, conveys and warrants to Floyd W. Wilton and Barbara L. Wilton, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Block 5, WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION 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:
Easements, Covenants, Conditions and Restrictions of record, if any.

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 \$88,500.00 ** (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of May, 2001. ** Paid to an accommodator pursuant to an IRC 1031 exchange

Roland Theiss
Roland Theiss

Margaret Theiss by Roland Theiss
Margaret Theiss
A.I.F.

STATE OF OREGON

County of Douglas

} ss.

This instrument was acknowledged before me on this 22nd day of May, 2001
by Roland Theiss as himself and as Attorney in Fact for Margaret Theiss.



Kathleen A. Brown
Notary Public for Oregon

My commission expires: 01-21-05

K21-