

'01 SEP 17 PM 2:52

MT54905-KR
WARRANTY DEED

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DUANE SMITH P.C., an Oregon Corporation,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEVEN JOHN PETTIT,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

PARCEL 2 of Land Partition 20-96 being Lots 5 and 6 of BEVERLY HEIGHTS, situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

KEY #442480

3809-34AB-2300

SUBJECT TO: all those items of record and those apparent upon the land, 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 whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

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

Dated this 5 day of Sept., 2001.

Duane W Smith
DUANE SMITH, PRESIDENT
DUANE SMITH P.C.

STATE OF OREGON

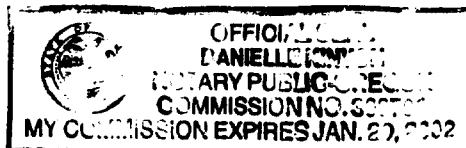
SS. Sept. 5 2001

COUNTY OF DESCHUTES

Personally appeared the above named DUANE SMITH, as President of

DUANE SMITH P.C., an Oregon Corporation

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Danielle Koz
Notary Public for Ore
My commission expires 1/27/02

ESCROW NO. MT54905-KR

Return to:

Steven Pettit % Steve Morgan
7756 Blue Hill Rd.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 09/17/01 at 2:52 p m.
In Vol. M01 Page 47167
Linda Smith,
County Clerk Fee \$ 21.00

21.00 M