

'02 JAN 28 AM 11:04

ASPEN 54244

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After Recording Return to:
Mr. And Mrs. Mark C. Edwards

P.O. Box 1402
Klamath Falls, OR. 97601

Until a change is requested all tax statements
shall be sent to the address shown above.

State of Oregon, County of Klamath
Recorded 01/28/2002 at 11:04 A m
In Vol. M02 Page 5060
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

THOMAS F. MC GARRY and LOUISE M. MC GARRY, husband and wife, herein called grantor, convey(s)
to MARK C. EDWARDS and TAMMY A. EDWARDS, husband and wife, all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lot 12, Block 46, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent
upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$125,000.00, which is paid to an Accommodator
pursuant to an IRC 1031 exchange.
(here comply with the requirements of ORS 93.930)

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: January 24, 2002

Thomas F. McGarry
THOMAS F. MC GARRY

Louise M. McGarry
LOUISE M. MC GARRY

STATE OF ARIZONA, County of La Paz ss.

On January 24, 2002, personally appeared the above named THOMAS F. MC GARRY and LOUISE M.
MC GARRY and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00054244

Before me: Carol M Callison
Notary Public for Arizona
My commission expires: 11-15-03

Official Seal

