



After recording return to:

Aaron W. Barger

160 La Bosa Road

Walnut Creek, CA 94598

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

Aaron W. Barger

160 La Bosa Road

Walnut Creek, CA 94598

Escrow No. K59129S

Title No. K59129-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/30/2002 3:20 p. m.

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Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

'02 SEP 30 PM3:20

### STATUTORY WARRANTY DEED

Shelly McNichols, Grantor, conveys and warrants to Aaron W. Barger and Nicole Barger, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Kane Place Condominiums, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, aka Lot Units 3001, 3003, 3005, 3007, 3031, 3033, 3035, 3037, 3043, 3045, 3039, 3041, 3047, 3049 Kane Place Condominiums, along with all common areas

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.

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 EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF WESTERN STATES EXCHANGES, INC. AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

The true consideration for this conveyance is \$600,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30<sup>th</sup> day of September, 2002.

Shelly McNichols

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 30 day of September, 2002 by Shelly McNichols

[Signature]

Notary Public for Oregon

My commission expires: 8-2-03



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