

03 JAN 3 PM 1:54



After recording return to:

Carl Winters  
2244 Darrow Ave.  
Klamath Falls, OR 97601

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

Carl Winters  
2244 Darrow  
Klamath Falls, OR 97601

Escrow No. K59826C

Title No. K-59826-C

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 01/03/2003 1:54 pm.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

Diane R. Carroll, Trustee of the Diane R. Carroll Family Trust, dated February 28, 1995, Grantor, conveys and warrants to Carl Winters, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 658 Block 116 of Mills Addition to the City of Klamath Falls, 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.

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 \$50,000.00 and is being paid to a qualified intermediary pursuant to an IRC 1031 exchange.

Dated this 31<sup>st</sup> day of December, 2002.

Diane R. Carroll

Diane R. Carroll, Trustee

STATE OF Calif.  
County of \_\_\_\_\_

} ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

K26-

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

00493

State of California

County of Placer

SS.

On Dec. 31, 02, before me, Dawn Cohn - Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Diane R. Carroll  
Name(s) of Signer(s)

- ☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same, in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dawn Cohn  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

- Signer's Name: \_\_\_\_\_
- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here