

03 FEB 3 PM 3:04



After recording return to:  
American Exchange Services, Inc.  
1720 Kimberly  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
American Exchange Services, Inc.  
1720 Kimberly  
Klamath Falls, OR 97603

File No.: 7021-87467 (SAC)  
Date: January 28, 2003

State of Oregon, County of Klamath  
THIS SPACE RECORDED 02/03/2003 3:04 p m.  
Vol M03 Pg 06683-85  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

**STATUTORY WARRANTY DEED**

**James R. Keller and Donna K. Keller as tenants by the entirety**, Grantor, conveys and warrants to **Winsome E. Wells**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3 in Block 12 of Fourth Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

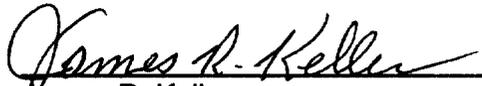
**This property is free from liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.**

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 **\$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee."** (Here comply with requirements of ORS 93.030)

*JK*  
K31.-

*DK*

  
James R. Keller

  
Donna K. Keller

