

'03 APR 9 PM2:54

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/09/2003 2:54 p.m.
Vol M03 Pg 22242
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH ST. NE
SALEM, OR 97301

Until a change is requested all
tax statements shall be sent to
the following address:
AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH ST. NE
SALEM, OR 97301

Escrow No. MT58828-LW
Title No.

WARRANTY DEED

SUN FOREST CONSTRUCTION, LTD, AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
AMERICAN EXCHANGE SERVICES, INC. AN OREGON CORPORATION
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:

Lot 401 of RUNNING Y RESORT PHASE 6 FIRST ADDITION, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

3808-015BB-04100-000 885218

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.

The true and actual consideration for this conveyance is
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN
IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR AND/OR GRANTEE.

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 this 2nd day of April, 2003.

SUN FOREST CONSTRUCTION, LTD
BY: GARY BRADSHAW, CO-PRESIDENT

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on April 2, 2003 by GARY
BRADSHAW AS CO-PRESIDENT OF SUN FOREST CONSTRUCTION, LTD.

Carol E. Doran
(Notary Public for Oregon)

My commission expires 10-6-2005

READ, ACCEPTED & APPROVED

BY: _____
BY: _____

