

03 JUN 16 PM 3:25

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After recording return to:
Western States Exchanges, Inc.
1625 Tamara Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Western States Exchanges, Inc.
1625 Tamara Drive
Klamath Falls, OR 97603

File No.: 7021-187574 (SAC)
Date: June 09, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/16/2003 3:25 P m.
Vol M03 Pg 41169-76
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

David J. Phelan and Rebecca L. Phelan as tenants by the entirety, Grantor, conveys and warrants to **Terrance R. Breiner and Judith Lynn Breiner, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 in Block 4 Second Addition to Moyina, 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:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$116,000.00 * 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..** (Here comply with requirements of ORS 93.030)

26 K

41170

APN: 454047

Statutory Warranty Deed
- continued

File No.: 7021-187574 (SAC)
Date: 06/09/2003

David J Phelan by
Rebecca Lynn Phelan, Attorney
David J. Phelan *in fact* Rebecca L. Phelan
Rebecca L. Phelan

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11th day of June, 20 03
by David J. Phelan and Rebecca L. Phelan

by Rebecca Lynn Phelan
Attorney In Fact of
Rebecca L. Phelan
Individually

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03

