

03 JUN 25 PM 3:44



THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/25/2003 3:44 p.m.

Vol M03 Pg 43731

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 2

After recording return to:

Western States Exchanges, Inc.

accommodator for Terrance R.

Breiner and Judith Lynn Breiner

3023 Shasta Way Box 1093

Klamath Falls, OR 97603 Klamath Falls, CA

Until a change is requested all tax statements

shall be sent to the following address:

Western States Exchanges, Inc.

accommodator for Terrance R. Breiner

and Judith Lynn Breiner

3023 Shasta Way

Klamath Falls, OR 97603 SAME

File NO.: 7021-184675 (SAC)

Date: June 10, 2003

STATUTORY WARRANTY DEED

Bert Warren Bagley, Trustee of the Lida Jewell Buess Trust, 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 12 in Block 1 of Sunnyland in 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 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 **\$62,000.00 * 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)

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43732

APN: 444530

Statutory Warranty Deed
- continued

File No.: 7021-184675 (SAC)
Date: 06/10/2003

Bert Warren Bagley, Trustee of the Lida
Jewell Buess Trust

Bert Warren Bagley
Bert Warren Bagley, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 23 day of June, 2003
by as of Bert Warren Bagley, Trustee of the Lida Jewell Buess Trust, on behalf of the .

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03

