

03 JUL 11 PM 3:53



WTC - 60204 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KLAMATH COUNTY, ~~GOVERNMENT~~
~~EXEMPT~~ ATTN: PUBLIC WORKS DIRECTOR
305 MAIN STREET
KLAMATH FALLS OR 97601

State of Oregon, County of Klamath
Recorded 07/11/2003 3:53 p m.
Vol M03 Pg 48604
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

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

KLAMATH COUNTY, ~~GOVERNMENT~~
~~EXEMPT~~ ATTN: PUBLIC WORKS DIRECTOR
305 MAIN STREET
KLAMATH FALLS OR 97601

Escrow No. MT60204-KR

WARRANTY DEED

MELVIN L. STEWART & ROBERT J. BOGATAY, as tenants in common, each as to an undivided 1/2 interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to KLAMATH COUNTY, ~~A GOVERNMENT ENTITY~~, 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 1 of TRACT 1357, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

***Grantee continued - a political subdivision of the State of Oregon**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF ONE OF THE GRANTORS.

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 July, 2003.

MELVIN L. STEWART

ROBERT J. BOGATAY
BY:
ROBERT J. BOGATAY, EXCHANGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 2, 2003 by MELVIN L. STEWART and ROBERT J. BOGATAY.



(Notary Public for Oregon)

My commission expires 11/16/2003

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