

03 AUG 12 AM 11:13

NJC-61407 LW



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH STREET NE
SALEM, OR 97301

State of Oregon, County of Klamath
Recorded 08/12/2003 11:13a.m
Vol M03 Pg 58260-58261
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH STREET NE
SALEM, OR 97301

Escrow No. MT61407-LW

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

887349

3886-015BB-05600-000

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 THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC SECTION 1031 TAX DEFERRED 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 5th day of August, 2003

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

26-M

State of Oregon

County of Deschutes

The foregoing instrument was acknowledged before me this August 5,
2003, by Gary Bradshaw Co-President, and by _____,
Secretary of SUN FOREST CONSTRUCTION, LTD.
a _____ ~~corporation~~ on behalf of the corporation.

WITNESS My hand and official seal.

B. Cristine Fissori

Notary Public for Oregon

My Commission expires: 7/18/04