

03 AUG 29 PM 3:37



After recording return to:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Escrow No.  
 Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 64291

State of Oregon, County of Klamath  
 Recorded 08/29/2003 3:37 p.m.  
 Vol M03 Pg 64291-64292  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

240956

**STATUTORY WARRANTY DEED**

Main Street Klamath Properties, LLC, Grantor, conveys and warrants to Juanita S. Faircloth, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southwesterly 35 feet of Lot 8 in Block 49 Nichols Addition to the City of Klamath Falls, Except Southeasterly 7 feet, deeded to the City of Klamath Falls, for alley, by Deed recorded October 16, 1923 in Book 63, Page 67, Deed Records, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee and Grantor. (Here comply with the requirements of ORS 93.030)

Dated this 20th day of August, 2003

Main Street Klamath Properties, LLC

William M. Jaba  
 BY: William M. Jaba, Member

Jeff M. Daggett by William M. Jaba  
 BY: Jeff M. Daggett, Member Attorney-in-Fact

#262

Statutory Warranty Deed  
continued...

STATE OF OREGONCounty of Washington

} ss.

64292

This instrument was acknowledged before me on this 26 day of August, 2003  
by William M. Jaki a Member of Main Street Properties, LLC and Jeff M. Dargatzis Member by  
William M. Jaki Attorney in Fact for Main Street Properties, LLC

Vanetta L. Wilson

Notary Public for Oregon

My commission expires: 4-24-04

OFFICIAL SEAL  
VANETTA L. WILSON  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 333828  
MY COMMISSION EXPIRES APR. 24, 2004