

03 OCT 14 PM 2:07

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After Recording Return to:

James C. Marsden

Robin L. Marsden

1492 Lakeshore Drive

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the address shown above.

Same as above

State of Oregon, County of Klamath

Recorded 10/14/03 2:07 P. m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ATC 57831
WARRANTY DEED
(INDIVIDUAL)

GREGORY ALAN SCHECHTEL, herein called Grantor, convey(s) to JAMES C. MARSDEN AND ROBIN L. MARSDEN, HUSBAND AND WIFE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

And will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$5,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of IAG 1031 as part of a tax deferred exchange for the benefit of Grantee

(here comply with the requirements of ORS 93.930)

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. JLM

Dated:

Gregory Alan Schechtel
GREGORY ALAN SCHECHTEL

STATE OF OREGON, County of Klamath) ss.

On October 10, 2003 personally appeared the above named GREGORY ALAN SCHECHTEL and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057831

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 11-01-04

Official Seal



Exhibit A

76306

A portion of Lot 9, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 9; thence South along the East line 40 feet; thence West at right angle 100 feet; thence North at right angle 40 feet to the North line of said Lot 9; thence East 100 feet to the point of beginning.

D.D.