

03 OCT 14 PM 3:30

NJC- 62476 TA



Vol M03 Page 76409

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
THE BALES LIVING TRUST
1138 MAPLE STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/14/03 2:30 p m
Vol M03 Pg 76409
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:

THE BALES LIVING TRUST
1138 MAPLE STREET
KLAMATH FALLS, OR 97601

Escrow No. MT62476-TA

WARRANTY DEED

CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS AS TRUSTEES OF THE CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS LOVING TRUST DATED MAY 21, 1990, Grantor(s) hereby grant, bargain, sell, warrant and convey to THE BALES LIVING TRUST, 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 18 of TRACT 1300 - KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-012BA-02400-000

Key No.: 879805

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 GRANTOR/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 8th day of October, 2003

THE CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS LOVING TRUST DATED MAY 21, 1990

BY: Clyde W. MCRunnels
CLYDE W. MCRUNNELS, TRUSTEE

BY: Marlis MCRunnels
MARLIS MCRUNNELS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 8 2003 by CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS, TRUSTEES OF THE CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS LOVING TRUST DATED MAY 21, 1990.



Terri Ausbrooks
(Notary Public for Oregon)

My commission expires 6-19-04

21-00