

After Recording Return to:
WAYNE E. MCDOWELL

State of Oregon, County of Klamath
Recorded 12/29/03 1:05 Pm
Vol M03 Pg 93604
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

2241 Greensprings Dr. #13
KLAMATH FALLS, OR 97601

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

WAYNE E. MCDOWELL

Same as above

Aspen 57919

WARRANTY DEED
(INDIVIDUAL)

JOHN G. AVGERIS JR., herein called grantor, convey(s) to WAYNE E. MCDOWELL, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5 and the W 1/2 of Lot 4, Block 27, BUENA VISTA 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.

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 \$126,000.00.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the Grantee.)

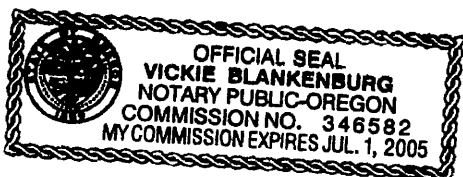
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated November 7, 2003.

John Avgeris Jr.
JOHN G. AVGERIS JR.

STATE OF OREGON, County of Klamath) ss.

On November 7, 2003 personally appeared the above named JOHN G. AVGERIS JR. and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:
Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/1/05

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00057919