



After recording return to:
American Exchange Services
280 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
American Exchange Services
280 Main Street
Klamath Falls, OR 97601

File No.: 7021-311521 (SAC)
Date: January 05, 2004

State of Oregon, County of Klamath
Recorded 01/06/2004 3:12 p m
Vol M04 Pg 739-41
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Richard S. Fairclo, Grantor, conveys and warrants to **Juanita S. Fairclo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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."** (Here comply with requirements of ORS 93.030)

00740

APN: 476274

Statutory Warranty Deed
- continued

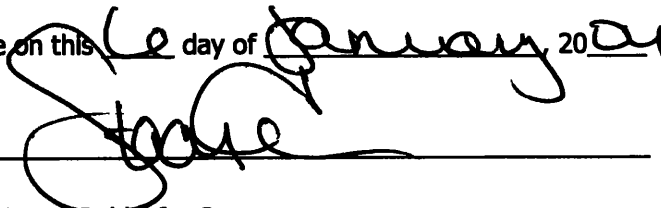
File No.: 7021-311521 (SAC)
Date: 01/05/2004



Richard S. Fairclo

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 2004
by **Richard S. Fairclo**.



Notary Public for Oregon
My commission expires:

8-2007

APN: 476274

Statutory Warranty Deed
- continuedFile No.: 7021-311521 (SAC)
Date: 01/05/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Beginning at the most Northerly corner of Lot 7 in Block 34 in the Original Town of Klamath Falls (Formerly Linkville), Oregon, which point is at the intersection of the Southeasterly line of Main Street with the centerline of the wall between the storeroom of the building situate on the premises herein described and the storeroom in the same building which is located on Lot 7 of said block; thence Northeasterly along the Southeasterly line of Main Street a distance of 22.5 feet; thence Southeasterly parallel to the line between Lots 7 and 8 of said Block 34 a distance of 100 feet to the Northwesternly line of the alley; thence Southwesterly along the Northwesternly line of the alley a distance of 22.5 feet to the Southwesterly line of Lot 8; thence Northwesternly along the Southwesterly line of Lot 8, which line is also the centerline of the wall above mentioned, a distance of 100 feet to the point of beginning, being a portion of said Lot 8 in Block 34.