

04 JAN 6 PM 3:13

Vol M04 Page 00742



After recording return to:
American Exchange Services, Inc.
2910 Front Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
American Exchange Services, Inc.
2910 Front Street
Klamath Falls, OR 97601

File No.: 7021-306681 (SAC)
Date: January 05, 2004

State of Oregon, County of Klamath
Recorded 01/06/2004 3:13 p m
Vol M04 Pg 742-44
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Richard Scott 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:

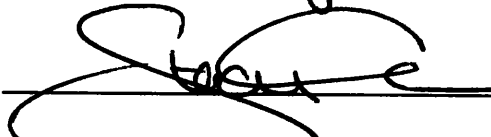
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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)

APN: 874563

Statutory Warranty Deed
- continuedFile No.: 7021-306681 (SAC)
Date: 01/05/2004

Richard Scott FaircloSTATE OF Oregon)
County of Klamath)ss.
)This instrument was acknowledged before me on this 6 day of January 2004
by **Richard Scott Fairclo**.

Notary Public for Oregon
My commission expires: 8-2-07

APN: 874563

Statutory Warranty Deed
- continuedFile No.: 7021-306681 (SAC)
Date: 01/05/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Unit No. B-4 of Harbor Isles Condominiums, Phase II, Tract 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of Harbor Isles Condominiums, Phase 1, Tract 1238, being in the SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration, recorded in Volume M83 page 21250 and supplemented in Volume M93 page 27937, Deed records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.