

WTC - 63702 MS

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State of Oregon, County of Klamath
 Recorded 01/09/2004 11:05 A m
 THIS SPACE F Vol M04 Pg 01048
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording return to:
JAMES S. GARCIA
803 LAWRENCE
GILROY, CA 95020

Until a change is requested all
 tax statements shall be sent to
 The following address:

JAMES S. GARCIA
803 LAWRENCE
GILROY, CA 95020

Escrow No. MT63702-MS

STATUTORY WARRANTY DEED

DALE G. SEVERNS, Grantor(s) hereby convey and warrant to JAMES S. GARCIA and MARY H. GARCIA, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 38 in Block 3 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-014DB-00800-000 Key No.: 575595
 3909-014DB-00800 575595

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

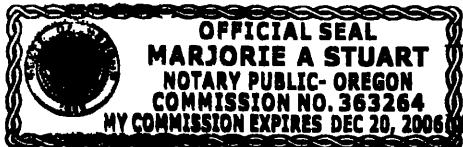
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 9th day of Jan, 2004.

Dale G. Severns
 DALE G. SEVERNS

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on 1/8/04 by DALE G. SEVERNS.



Marjorie A. Stuart
 (Notary Public for Oregon)
 My commission expires 12/20/06