



After recording return to:  
Sherell and Glenys Simmons

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

File No.: 7021-323337 (SAC)  
Date: March 22, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 03/29/2004 3:27 p m  
Vol M04 Pg 17444-17445  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

Monti's Construction, Inc., an Oregon corporation, Grantor, conveys and warrants to Sherell Simmons and Glenys Simmons, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Beginning at the Northeast corner of Dixon Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence N. 45°46' W. 181.2 feet to a point on the Easterly right of way line of the Old Fort Klamath Road; thence N. 46°29' E. along said Northerly right of way line a distance of 184.65 feet to a point on the 40 line; thence S. 1°02' W. along said 40 line a distance of 253.21 feet to the point of beginning.

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.

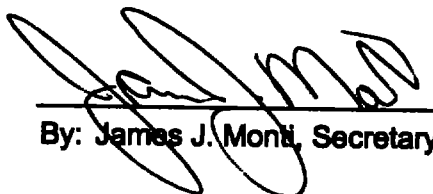
26F

APN: 306779

Statutory Warranty Deed  
- continuedFile No.: 7021-323337 (SAC)  
Date: 03/22/2004

The true consideration for this conveyance is \$**"The true consideration for this conveyance is pursuant to an IRC Tax Deferred 1031 Exchange on behalf of said Grantee."** (Here comply with requirements of ORS 93.030)

Monti's Construction, Inc., an Oregon corporation

  
By: James J. Monti, Secretary

STATE OF Oregon )

County of )

Klamath )

This Instrument was acknowledged before me on this 23 day of March, 2004  
by James J. Monti as Secretary of Monti's Construction, Inc., an Oregon corporation, on behalf of the .

  
Notary Public for Oregon

My commission expires:

8-2007

