



MTC- 64521 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James A. Winter11753 Mountain View RoadTracy, CA 95378

State of Oregon, County of Klamath

Recorded 04/06/2004 10:55 a.m.Vol M04 Pg 19439

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

James A. Winter11753 Mountain View RoadTracy, CA 95378Escrow No. MT64521-TA**STATUTORY WARRANTY DEED**

Modesto Valencia and Irma Valencia, as tenants by the entirety, Grantor(s) hereby convey and warrant to James A. Winter and KumHui Winter, 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:

Lots 9, 10, and 11 in Block 22, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: **3809-033BA-02700-000**
416883

Key No.:

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 5th day of April, 2004

Modesto Valencia
Modesto Valencia

Irma Valencia
Irma Valencia

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 5, 2004 by Modesto Valencia and Irma Valencia.



(Notary Public for Oregon)

My commission expires 6.19.04

2/10 pm