



NJC-64914 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David S. Mackenzie1023A Main St.Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 05/10/2004 3:14 p mVol M04 Pg 28394-95

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 2

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

David S. Mackenzie1023A Main St.Klamath Falls, OR 97601

Escrow No. MT64914-KR

STATUTORY WARRANTY DEED

Jesus Amador Talamantes and Beatrice C. Talamantes, Husband and Wife and William Frederick Talamantes, their son, all as joint tenants with right of survivorship and not as tenants in common as to Parcels 1 and 2

and

Jesus A. Talamantes and Beatrice C. Talamantes as Co-Trustees of the Talamantes Family Trust dated April 17, 2000 as to Parcel 3, Grantor(s) hereby convey and warrant to David S. Mackenzie, 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:

LEGAL DESCRIPTION**PARCEL 1:**

The Northerly 20 feet of Lot 5, Block 20, in NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL 2:

The South 28 feet of Lot 4 in Block 20 of NORTH KLAMATH FALLS 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.

PARCEL 3:

Lots 3 & 4, Block 20 NORTH KLAMATH FALLS ADDITION, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Southerly 28 feet of Lot 4

Account No.: 3809-029BB-07500-000
Account No.: 3809-029BB-07600-000
Account No.: 3809-029BB-07400-000

Key No.: 184972
Key No.: 184981
Key No.: 184963

260 am

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 6th day of May 2004.

X Jesus Amador Talamantes
Jesus Amador Talamantes

X Beatrice C. Talamantes
Beatrice C. Talamantes

X William Frederick Talamantes
X BY: Beatrice C. Talamantes his attorney-in-fact
Beatrice C. Talamantes, his attorney-in-fact

THE TALAMANTES FAMILY TRUST dated April 17, 2000

X BY: Jesus A. Talamantes Trustee
JESUS A. TALAMANTES, CO-TRUSTEE

X BY: Beatrice C. Talamantes Trustee
BEATRICE C. TALAMANTES, CO-TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 6, 2004 by Amador Jesus A. Talamantes and Beatrice C. Talamantes for herself and as attorney-in-fact for William Frederick Talamantes and Jesus A. Talamantes & Beatrice C. Talamantes, as Co-Trustees of the Talamantes Family Trust dated April 17, 2000.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

