

NJC-64338KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kee-Ann Batory4309 Black Pine RoadCottonwood, CA 96022

State of Oregon, County of Klamath

Recorded 06/09/2004 3:28 P m

Vol M04 Pg 37055-56

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

Kee-Ann Batory4309 Black Pine RoadCottonwood, CA 96022

Escrow No. MT64338-KR

## STATUTORY WARRANTY DEED

**John Helms and Joani Helms, As Trustees for the John R. Helms and Joani A. Helms 1997 Living Trust, Grantor(s)** hereby convey and warrant to **Kee-Ann Batory and Steven Batory, as tenants in common, 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:

**The W1/2 W1/2 of Government Lot 7 in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

Tax Account No: 3910-02100-01400-000

Key No: 600503

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 7th day of June, 2004.

The John R. Helms and Joani A. Helms 1997 Living Trust

BY: [Signature] TRUSTEEBY: [Signature]

2600 fm

37056

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 7, 2004 by John Helms and Joani Helms, Trustees of The John R. Helms and Joani A. Helms 1997 Living Trust.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

