

04 JUN 9 PM 3:29



NTC-64767TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert C. Moore

9335 Oak Leaf Way

Granite Bay, CA 95746

State of Oregon, County of Klamath
Recorded 06/09/2004 3:29 p m
Vol M04 Pg 37098
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:

Robert C. Moore

9335 Oak Leaf Way

Granite Bay, CA 95746

Escrow No. MT64767-TA

STATUTORY WARRANTY DEED

Bill J. Hofstrand, Grantor(s) hereby convey and warrant to **Robert C. Moore**, 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

Beginning on the North side of Oregon Avenue at a point thereon distant 55 feet West of the West line of Modoc Street in the City of Klamath Falls, Oregon; thence North and parallel with Modoc Street 100 feet; thence West parallel with Oregon Avenue 55 feet to the line between Lots 2 and 3, Block 64 of BUENA VISTA ADDITION; thence South and parallel with Modoc Street 100 feet to the North line of Oregon Avenue; thence East along said line of Oregon Avenue 55 feet to the point of beginning, being a portion of Lots 1 and 2 in said Block 64 in BUENA VISTA 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.

Tax Account No: 3809-029BC-00700-000

Key No: 211871

PARCEL 2

The East one-half of Lot 3 in Block 64 of BUENA VISTA 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.

Tax Account No: 3809-029BC-00800-000

Key No: 211906

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 8th day of JUNE, 2004.

Bill J. Hofstrand
Bill J. Hofstrand



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on JUNE 8, 2004 by Bill J. Hofstrand.

Pamela J. Spencer
(Notary Public for Oregon)

2/00
an