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WTC-65278 KR

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State of Oregon, County of Klamath  
Recorded 07/01/2004 3:00 p m  
Vol M04 Pg 43350  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

Robert C. Moore

9335 Oak Leaf Way

Granite Bay, CA 95746

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. MT65278-KR

### STATUTORY WARRANTY DEED

**Charles M. Mears and Lisa R. Mears, as tenants by the entirety**, 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:

**Lots 1, 2, and 3 in Block 17 of HOT SPRINGS 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.**

Tax Account No: 3809-029DA-02400-000

Key No: 303291

Tax Account No: 3809-029DA-02300-000

Key No: 303282

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 15<sup>th</sup> day of July 2004

Charles M. Mears

Charles M. Mears

Lisa R. Mears

Lisa R. Mears

2600 mm

State of Oregon  
County of KLAMATH

43351

This instrument was acknowledged before me on July 1, 2004 by Charles M. Mears and Lisa R. Mears.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

