

04 AUG 30 PM 3:29



MTT-66248 SM

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State of Oregon, County of Klamath  
Recorded 08/30/04 3:29 p m  
Vol M04 Pg 57554  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

JAMES A. WINTER  
11753 MOUNTAIN VIEW ROAD  
TRACY, CA 95376

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

JAMES A. WINTER  
11753 MOUNTAIN VIEW ROAD  
TRACY, CA 95376

Escrow No. MT66248-SM

### STATUTORY WARRANTY DEED

**PHILLIP G. DERRA and LUANE A. DERRA**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES A. WINTER and KUM HUI 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:

**Lot 8 in Block 3 of Tract 1035, GATEWOOD 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.: 3909-014AC-03200-000

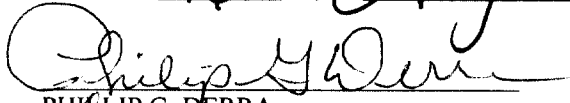
Key No.: 570705

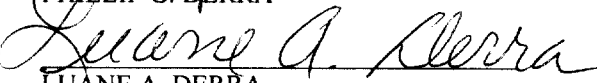
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 26 day of August, 2004

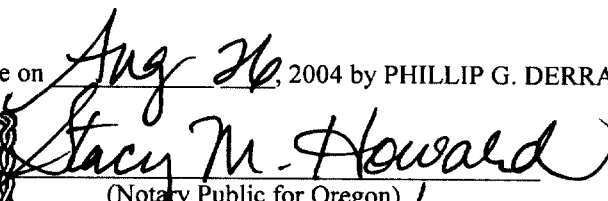
  
PHILLIP G. DERRA

  
LUANE A. DERRA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 26, 2004 by PHILLIP G. DERRA and LUANE A. DERRA.



  
(Notary Public for Oregon)  
My commission expires 11/18/2007

2/00 am