



MTZ- 66147 SM

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State of Oregon, County of Klamath
Recorded 09/01/04 3:16 p m
Vol M04 Pg 58608
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
JAMES A. WINTER
11753 MOUNTIAN VIEW ROAD
TRACY, CA 95376

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

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

Escrow No. MT66147-SM

STATUTORY WARRANTY DEED

BYRON L. BEACH and LEE K. BEACH, 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 17, Block 41, 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.: 3809-028CD-08800-000

Key No.: 373633

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 24th day of August, 2004

Byron L. Beach
BYRON L. BEACH

Lee K. Beach
LEE K. BEACH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 24th, 2004 by BYRON L. BEACH and LEE K. BEACH.



Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006

2/00 am