

MTT- 670910

40g0401293pg

Vol M04 Page 70778

**After recording return to:**

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

State of Oregon, County of Klamath

Recorded 10/18/04 3:38 p m

Vol M04 Pg 70778-79

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

**Until a change is requested, all tax statements shall be sent to Grantee at the following address:**

1350 E Nevada Street  
Ashland OR 97520

'04 OCT 18 PM 3:38

## STATUTORY WARRANTY DEED

James R Beaver and Nancy Lee Beaver and Timothy J. Rutter and Joanne M. Rutter

, Grantor, conveys and warrants to

Lauren Lockin-Fennell as to an undivided 50% interest and Janice Tacconi and Paul Rostykus, not as tenants in common, but with the right of survivorship; that is, the fee shall vest in the survivor thereof as to an undivided 50% interest

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 Exchange.

This property is free of encumbrances, **EXCEPT:**

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

The true consideration for this conveyance is \$ 365,000.00.

**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 14<sup>th</sup> day of October, 2004.

Timothy J. Rutter  
James R. Beaver

Joanne M. Rutter  
Nancy Lee Beaver

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2004, by  
James R Beaver, Nancy Lee Beaver, Timothy J. Rutter, Joanne M. Rutter

Krista K. Gonzales  
Notary Public for Oregon  
My commission expires May 26, 2008



2600 am

**EXHIBIT A****70779**

The cabin located upon Lot 4 Block S of the Lake of the Woods Summer Home Tract, Winema National Forest, as shown on approved plat on file in the office of the Forest Supervisor, Klamath Falls, Oregon, and all improvements located thereon, consisting of residence structure, associated outbuildings and all furnishings and personal property in place as of closing.

Unofficial  
Copy