

MTZ-47302 SH



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After recording return to:
 FRANK P. CARRUBBA
 P.O. BOX 88
 HEALDSBURG, CA 95448

THIS SPACE RESERVED
 State of Oregon, County of Klamath
 Recorded 11/05/04 3:23 P m
 Vol M04 Pg 76345
 Linda Smith, County Clerk
 Fee \$ 21 # of Pgs 1

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

FRANK P. CARRUBBA
 P.O. BOX 88
 HEALDSBURG, CA 95448

Escrow No. MT67302-SH

STATUTORY WARRANTY DEED

JAMES B. GRIMES and KARLA K. GRIMES, as tenants by the entirety, Grantor(s) hereby convey and warrant to **FRANK P. CARRUBBA and PATRICIA A. CARRUBBA, 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 16, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: **3808-004D0-00900-000** Key No: **881294**

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 28 day of October, 04.

James B. Grimes
 JAMES B. GRIMES

Karla K. Grimes
 KARLA K. GRIMES

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Oct 28, 2004 by JAMES B. GRIMES and KARLA K. GRIMES.



Stacy M. Howard
 (Notary Public)
 My commission expires 11/18/2007

2/00 am