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Vol M04 Page 76348

## RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath

Recorded 11/05/04 3:24 P m

Vol M04 Pg 76348-49

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

### After Recording Return To:

Jerry L. Neff & Linda R. Neff  
4118 Harbor Walk Drive  
Ft. Collins, CO 80525

### 1. Name(s) of the Transaction(s):

Statutory Warranty Deed

### 2. Direct Party (Grantor):

Hart Estate Investment Company, a California General Partnership

### 3. Indirect Party (Grantee):

Jerry L. Neff and Linda R. Neff, as tenants by the entirety

### 4. True and Actual Consideration Paid:

Pursuant to an IRC 1031 Tax Deferred Exchange on behalf of Grantor/Grantee

### 5. Legal Description:

Parcel 1 of Land Partition 18-98 in Sections 8, 9, 10, 11, 16, 17, 18, 19, 20 and 21, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 3010-00000-00201-000

Key No.: 884365

2600  
mm



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JERRY L. NEFF4118 Harbor Walk DriveFt. Collins, CO 80525

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

JERRY L. NEFF4118 Harbor Walk DriveFt. Collins, CO 80525

Escrow No. MT66379-KR

## STATUTORY WARRANTY DEED

HART ESTATE INVESTMENT COMPANY, a California General Partnership, Grantor(s) hereby convey and warrant to JERRY L. NEFF and LINDA R. NEFF, 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:

Parcel 1 of Land Partition 18-98 in Sections 8, 9, 10, 11, 16, 17, 18, 19, 20 and 21, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3010-00000-00201-000

Key No: 884365

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 3<sup>rd</sup> day of November, 2004.

HART ESTATE INVESTMENT COMPANY, a California General Partnership

BY [Signature]  
E. VICTORIA GABRIELSON, GENERAL PARTNER

STATE OF CALIFORNIA

COUNTY OF MARIN ss.

On November 3, 2004 before me, Howard Salkin personally appeared HART ESTATE INVESTMENT COMPANY, a California General Partnership personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]