

After Recording Return to:
Mr. and Mrs. Michael Jay Bechtholdt
P.O. Box 199
Knighten, CA. 94598

State of Oregon, County of Klamath
 Recorded 12/23/04 2:41 p m
 Vol M04 Pg 88029
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
 Shall be sent to the persons & address shown above.

Aspen 60382-MA
WARRANTY DEED
 (INDIVIDUAL)

LARRY A. THOMAS, herein called Grantor, convey(s) to **MICHAEL JAY BECHTHOLDT** and **EVE ELDER BECHTHOLDT**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Block 3, Tract No. 1152, NORTH HILLS IN THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$325,000.00**, as paid to an Accommodator pursuant to an **IRC 1031 Exchange**.
 (here comply with the requirements of ORS 93.930)

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: **December 10, 2004**


LARRY A. THOMAS

STATE OF WASHINGTON, County of King ss.

On **December 20**, 2004, personally appeared the above named **LARRY A. THOMAS**, who acknowledged the foregoing to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
 Order No.: **00060382**

Before me: Yi Ke / [Signature]
 Notary Public for Washington
 My commission expires: Aug 3, 2005

