

MTC-67751SM

Vol M05 Page 00842

State of Oregon, County of Klamath  
 Recorded 01/04/2005 3:19 P m  
 Vol M05 Pg 00842-43  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:

LARRY VIVEIROS219 LAUREL AVENUEGUSTINE, CA 95322

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

LARRY VIVEIROS219 LAUREL AVENUEGUSTINE, CA 95322

Escrow No. MT67751-SM

### STATUTORY WARRANTY DEED

**JAMES M. SEVERIN and ~~TERRI L. MAIDEN~~, as tenants in common**, Grantor(s) hereby convey and warrant to **LARRY VIVEIROS and ~~KATHRYN VIVEIROS~~, 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:


\*\*KATHRYN VIVEIROS

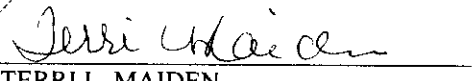
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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.**

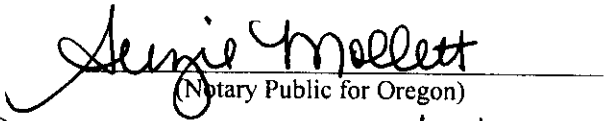
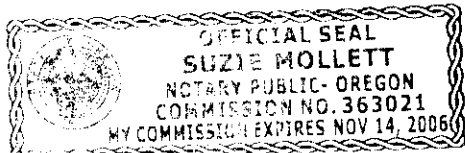
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 29<sup>th</sup> day of December, 2004
  
 JAMES M. SEVERIN

  
 TERRI L. MAIDEN

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on Dec. 29, 2004 by JAMES M. SEVERIN and TERRI L. MAIDEN.

  
 (Notary Public for Oregon)
My commission expires 11/14/2006

260 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point 200 feet Northwesterly of the Southeasterly corner of Block 51 of FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, on the line of said Block 51 and Sixth Street; thence Northwesterly parallel with Sixth Street 100 feet; thence Southwesterly parallel with Jefferson Street 51 feet; thence Southeasterly parallel with Sixth Street 100 feet; thence Northeasterly 51 feet to the place of beginning, said strip being 51 by 100 feet in Klamath Falls, Klamath County Oregon.

ALSO TOGETHER WITH: Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 200 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, FIRST ADDITION TO KLAMATH FALLS; thence Northwesterly parallel to Sixth Street 100 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 100 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.

Tax Account No: 3809-032AB-11300-000

Key No: 412538