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MT67769 SM



Vol M05 Page 01154

State of Oregon, County of Klamath  
Recorded 01/05/2005 3:27 p m  
Vol M05 Pg 01154-55  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

LARRY VIVEIROS

219 LAUREL AVENUE

GUSTINE, CA 95322

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

LARRY VIVEIROS

219 LAUREL AVENUE

GUSTINE, CA 95322

Escrow No. MT67769-SM

### STATUTORY WARRANTY DEED

**JULEE TAPPERO**, 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:

**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.**

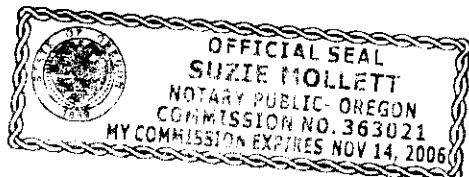
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 5<sup>th</sup> day of January 2005.

Julee Tappero  
JULEE TAPPERO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan. 5, 2005 by JULEE TAPPERO.



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

260 am

01155

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street; thence Northwesterly along the Southwesterly line of Gobi Street 44 feet; thence Southwesterly 107 feet, more or less to a point on a line radial to the curve of California Avenue at a point 28.35 feet South from the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street, said point being 126.5 feet Westerly from the Westerly line of California Avenue along said radial line; thence Easterly along said radial line 126.5 feet, more or less to the Westerly line of California Avenue; thence Northerly along the West line of California Avenue a distance of 28.35 feet to the point of beginning.

Tax Account No.: 3809-032BB-05700-000

Key No.: 409819