

MT67746LW

Vol M05 Page 02475



State of Oregon, County of Klamath
 Recorded 01/12/2005 2:52 P m
 THIS SPACE Vol M05 Pg 02475
 Linda Smith, County Clerk
 Fee \$ 21 # of Pgs 1

After recording return to:
 JAMES R. WOLF
 P. O. BOX 1117
 COLUMBIA, CA 95310

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

JAMES R. WOLF
 P. O. BOX 1117
 COLUMBIA, CA 95310

Escrow No. MT67746-LW

STATUTORY WARRANTY DEED

BRAE D. RUNNELS and KATHI A. RUNNELS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES R. WOLF**, 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:

The North 70 feet of Lot 387, Block 113 of MILLS 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.

Tax Account No: 3809-033AC-07100-000 **Key No:** 480394

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 6 day of January, 05.

Brae D. Runnels
 BRAE D. RUNNELS

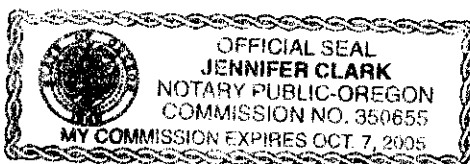
Kathi A. Runnels
 KATHI A. RUNNELS

State of Oregon
 County of Deschutes

This instrument was acknowledged before me on January 6, 2004 by BRAE D. RUNNELS and KATHI A. RUNNELS.

Jennifer Clark
 (Notary Public for Oregon)

My commission expires Oct. 7, 2005



2/10 am