



MTZ-67523 SH
page 1 of 3

Vol M05 Page 04919

State of Oregon, County of Klamath
Recorded 01/21/05 3:39 p m
Vol M05 Pg 04919-21
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

THIS SPACE RESE

After recording return to:
CHARLES A. CARLSON, JR.
4169 NE Pin Neward Oak
Corvallis, OR 97330

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

CHARLES A. CARLSON, JR.
4169 NE Pin Neward Oak
Corvallis, OR 97330

Escrow No. MT67523-SH

STATUTORY WARRANTY DEED

ERNEST C. ERSPAMER and SHIRLEY A. MUSTARD, as tenants in common, Grantor(s) hereby convey and warrant to **CHARLES A. CARLSON, JR. and KATHRYN CARLSON, 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 18 day of Jan, 2005

ERNEST C. ERSPAMER

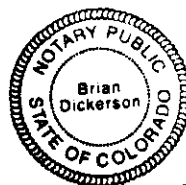
SHIRLEY A. MUSTARD

State of ~~Oregon~~ Colorado
County of ~~KLAMATH~~ Delta

This instrument was acknowledged before me on January 18, 2005 by ERNEST C. ERSPAMER and SHIRLEY A. MUSTARD.

(Notary Public for Oregon)

My commission expires 5/5/08



My Commission Expires 05-05-08

31.00 am

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CHARLES A. CARLSON, JR.
4169 NE Pin Neward Oak
Corvallis, OR 97330

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tax statements shall be sent to
The following address:

CHARLES A. CARLSON, JR.
4169 NE Pin Neward Oak
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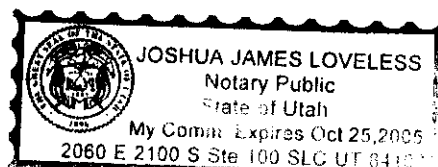
ERNEST C. ERSPAMER

Shirley Mustard
SHIRLEY A. MUSTARD

State of ~~Oregon~~ Utah
County of ~~KLAMATH~~ Salt Lake

This instrument was acknowledged before me on Jan 18, 2005 by ~~ERNEST C. ERSPAMER~~ and SHIRLEY A. MUSTARD.

[Signature]
(Notary Public for ~~Oregon~~ Utah)
My commission expires 10-25-05



04921

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeasterly corner of Block 51 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northerly parallel with Sixth Street 110 feet; thence Westerly parallel with High Street 71 feet; thence Southerly parallel with Sixth Street 100 feet; thence Easterly parallel with High Street 71 feet to the place of beginning, all of said described property being a part of Block 51 in FIRST ADDITION TO KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032AB-11600-000

Key No: 412565