

MTZ-68098 UW

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State of Oregon, County of Klamath  
 Recorded 01/25/05 10:56 a m  
 Vol M05 Pg 05290-91  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RESERVE

After recording return to:  
 VANESSA R. BENNETT  
 630 NORTH 5TH STREET  
 KLAMATH FALLS, OR 97601

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

VANESSA R. BENNETT  
 630 NORTH 5TH STREET  
 KLAMATH FALLS, OR 97601

Escrow No. MT68098-LW

### STATUTORY WARRANTY DEED

**JESSE JACKMAN WITHERS ALSO KNOWN AS JESSE WITHERS**, Grantor(s) hereby convey and warrant to **VANESSA R. BENNETT**, 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:

#### PARCEL 1:

The Northwesterly 10 feet of Lots 4 and 5, Block 35, **FIRST ADDITION** to the City of 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: 3809-032BA-00900-000

Key No: 763347

#### PARCEL 2:

Lot 10 in Block 29, **FIRST 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: 3809-032BA-06600-000

Key No: 410601

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 19 day of January 2005.

Jesse Jackman Withers AKA Jesse Withers  
 JESSE JACKMAN WITHERS AKA JESSE WITHERS

2600  
 am

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 19, 2005 by JESSE JACKMAN WITHERS AKA JESSE WITHERS.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07



Unofficial Copy