



State of Oregon, County of Klamath  
 Recorded 01/28/05 3:15 p m  
 Vol M05 Pg 06538-39  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Larry J. Viveiros  
 219 Laurel  
 Gustine, CA 95322

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

Larry J. Viveiros  
 219 Laurel  
 Gustine, CA 95322

Escrow No. MT68229-MS

### STATUTORY WARRANTY DEED

**Linda Peters and Luanne Conover, as tenants in common**, Grantor(s) hereby convey and warrant to **Larry J. Viveiros**, 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.

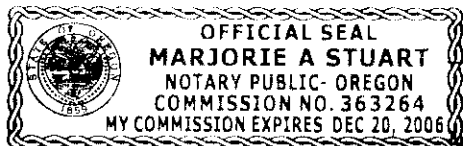
Dated this 26th day of Jan, 2005

Linda Peters

Luanne Conover

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on 1/26, 2005 by Linda Peters and Luanne Conover.



(Notary Public for Oregon)  
 My commission expires 12-26-06

06539

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

Beginning at the Northeast corner of Lot 12 of Block 94 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Upham Street, a distance of 50 feet; thence Southeasterly and parallel to Siskiyou Street (formerly Campo Street), a distance of 145 feet to the South line of said Lot 12; thence Northeasterly and parallel to Upham Street a distance of 50 feet to Siskiyou Street; thence Northwesterly along the Westerly line of Siskiyou Street, a distance of 145 feet to the place of beginning, being the Easterly 50 feet of Lot 12 of Block 94 of BUENA VISTA 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: 3809-029CC-01800-000

Key No: 366473

Unofficial  
Copy