

MT68229 MS



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.

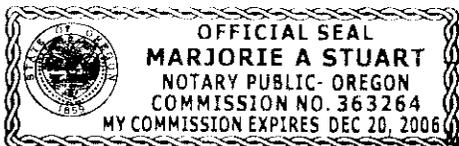
Dated this 26th day of Jan, 2005

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

2600

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