

05 FEB 9 AM 11:57

Vol M05 Page 09054



State of Oregon, County of Klamath
Recorded 02/09/05 11:57a m
Vol M05 Pg 09054-55
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Victor Merced
22650 SW Mandom Dr.
Tualitin, OR 97062-7130

Until a change is requested all tax statements
shall be sent to the following address:
Victor Merced
22650 SW Mandom Dr.
Tualitin, OR 97062-7130

File No.: 7064-515454 (RJB)
Date: January 27, 2005

STATUTORY WARRANTY DEED

Marshall W. Dannen, Sr. and Ann M. Dannen, Co-Trustees of the Dannen Joint Trust, Dated 10/5/99, Grantor, conveys and warrants to **Victor Merced and Madonna Faye Merced as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East one-half of the Southwest one-fourth of the Southwest one-fourth of Section 3, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the grantee in the amount of **\$42,000.00**. (Here comply with requirements of ORS 93.030)

248

09055

APN: R156262

Statutory Warranty Deed
- continued

File No.: 7064-515454 (RJB)
Date: 01/27/2005

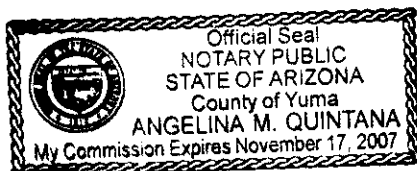
The Dannen Joint Trust

Marshall W. Dannen, Sr.
Marshall W. Dannen, Sr., Co-Trustee

Ann M. Dannen
Ann M. Dannen, Co-Trustee

STATE OF Arizona)
County of YUMA)ss.
)

This instrument was acknowledged before me on this 29th day of JANUARY, 2005
by Marshall W. Dannen, Sr. and Ann M. Dannen as Co-Trustees of The Dannen Joint Trust, on behalf of
the trust agreement. ame



Angelina M. Quintana
Notary Public for Arizona
My commission expires: 11/17/2007