

05 MAR 3 PM 3:21

MT-68431UV



Vol M05 Page 14398

State of Oregon, County of Klamath  
Recorded 03/03/2005 3:21 P m  
Vol M05 Pg 14398-99  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RESER

After recording return to:  
JESSE J. WITHERS  
2076 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

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

JESSE J. WITHERS  
2076 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

Escrow No. MT68431-LW

**STATUTORY WARRANTY DEED**

**BARBARA SIMI SUCCESSOR TRUSTEE OF THE DAVID RUBEN MARES LIVING TRUST, \*\***  
Grantor(s) hereby convey and warrant to **JESSE J. WITHERS**, 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:

The South one-half of Lot 6 and all of Lot 7, Block 4, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-003AB-04200-000 Key No: 222191

**\*\* DATED MAY 27, 2004**

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.

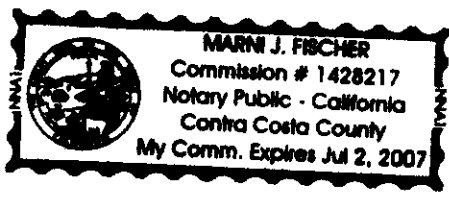
Dated this 2/28/05 day of \_\_\_\_\_.

TRUSTEE OF THE DAVID RUBEN MARES LIVING TRUST  
BY: Barbara Simi  
BARBARA SIMI, SUCCESSOR TRUSTEE

State of ~~Oregon~~ California  
County of Contra Costa

This instrument was acknowledged before me on February 28, 2005 by BARBARA SIMI SUCCESSOR TRUSTEE OF THE DAVID RUBEN MARES LIVING TRUST.

Marni J. Fischer  
(Notary Public for ~~Oregon~~ California)



My commission expires 7/2/07

2600 am

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

14399

State of California

County of

Contra Costa

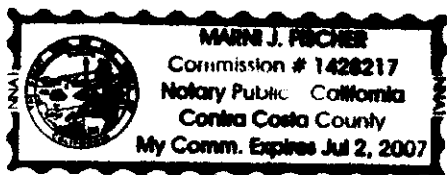
ss.

On Feb. 28, 2005 before me, Marni J. Fischer,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Barbara Simi,  
Name(s) of Signer(s)

☐ I personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marni J. Fischer  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 2/28/05 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here