

05 APR 1 AM 11:56

Vol M05 Page 22579
State of Oregon, County of Klamath
Recorded 04/01/2005 11:56 a m
Vol M05 Pg 22579
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 521656

WARRANTY DEED -- STATUTORY FORM

WENDY WANER POTOK, Grantor,

conveys and warrants to

CLIFFORD KUEHL and JAMES KIRK, not as tenants in common, but with the right of survivorship, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lots 18, 19, 20, 21, and 22, Block 30 Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING those portions deeded to the State of Oregon.

AND the Easterly one-half of the vacated alley in Block 30, Town of Crescent, lying East of and adjacent to Lots 3, 4, 5 and 6 in Block 30, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): R153942
Map/Tax Lot No(s): 2409-30DB-9600

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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 \$61,995.00 which is paid to an Accommodator as part of an IRC 1031 exchange.

Dated this 29 day of March, 2005.

Wendy Waner Potok
WENDY WANER POTOK

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on March 29, 2005 by WENDY WANER POTOK.

Amelia H
(Notary Public for Oregon)
My commission expires 7-25-05



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
CLIFFORD KUEHL
56850 ENTERPRISE
SUNRIVER, OR 97707

TITLE NO. 7029521656
Escrow No. 14-0005005

21P