

05 APR 12 AM 11:50

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After Recording Return to:

Leland D. Minner

Rosemary K. Minner

9991 Pat Dr.

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

State of Oregon, County of Klamath

Recorded 04/12/2005 11:50a.m

Vol M05 Pg 25223-24

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

Aspen 60781ms
WARRANTY DEED
(INDIVIDUAL)

MONTI'S CONSTRUCTION INC., an Oregon Corporation, , herein called grantor, convey(s) to LELAND D. MINNER AND ROSEMARY K. MINNER, HUSBAND AND WIFE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$181,700.00. Execution of this Deed directly to the Grantee named is at the direction of American Exchange Services, Inc. as part of a tax deferred exchange for the benefit of said Grantee

(here comply with the requirements of ORS 93.930)

CM
RM
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 April 8, 2005.

MONTI'S CONSTRUCTION INC.

[Signature]
BY: MARTIN I. MONTI, PRESIDENT

STATE OF OREGON, County of KLAMATH) ss.

On April 08, 2005 personally appeared the above named Martin I. Monti as President of Monti's Construction, Inc. and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060781

Before me: *M. Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

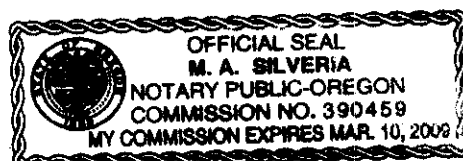


Exhibit A

25224

Lot 24, Tract No. 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

LM RM

R3809-028DC-14600-000
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