MTC- 69055 LW

'05 APR 12 PM3:13

AmeriTitle
Part Of The JELD-WEN Family

After recording return to:
NICHOLAS D. BROUSSARD
1080 Pumpkin Ridge Drive
Eagle Point, OR 97524

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

NICHOLAS D. BROUSSARD
1080 Pumpkin Ridge Drive
Eagle Point, OR 97524

Escrow No.   MT69055-LW

STATUTORY WARRANTY DEED

MA & JR ENTERPRISES, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to
NICHOLAS D. BROUSSARD and DIANA P. BROUSSARD, as tenants by the entirety, 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:

Lot 251, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No: 3808-009A0-02000-000   Key No: 882679

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
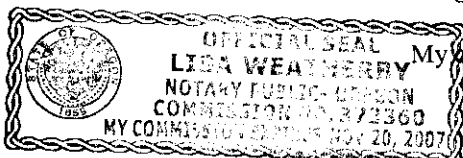LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this __11__ day of __April__ 2005.

MA & JR ENTERPRISES, INC.

BY: _____ Pres.
        MARK MC GOVERN, PRESIDENT

State of Oregon
County of KLAMATH
                                                            /MARK MC GOVERN AS PRESIDENT OF/
This instrument was acknowledged before me on __April 11__, 2005 by/MA & JR ENTERPRISES, INC..

_____
(Notary Public for Oregon)

My commission expires __11/20/07__