

05 APR 12 PM 3:14

mtc-68812st



Vol M05 Page 25274

THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 04/12/2005 3:14 p m
Vol M05 Pg 25274-75
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

JOHN R. WARNER

4314 LA HABRA WAY

KLAMATH FALLS, OR 97603

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

JOHN R. WARNER

4314 LA HABRA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT68812-SH

STATUTORY WARRANTY DEED

DALE D. LANGHORNE, Grantor(s) hereby convey and warrant to **JOHN R. WARNER and KATIE M. WARNER, 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 5 in Block 1, CHIA PARK, TRACT 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-019DC-03700-000
438770

Key No.:

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 11th day of April, 2005.

Dale D. Langhorne
DALE D. LANGHORNE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2005 by DALE D. LANGHORNE.

see attached Seal ID. B. Smith
(Notary Public for Oregon)

My commission expires _____

2600
AM

25275

State of California
County of Alameda

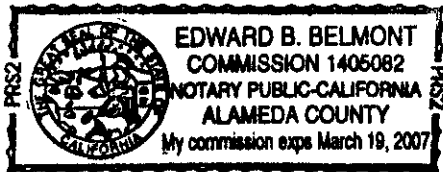
On April 11, 2005 before me, Edward B. Belmont, Notary
Public, personally appeared:

Dale D. Langhorne

☐ personally known to me or ☒ proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to this 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.

Edward B. Belmont
Edward B. Belmont



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE

☐ GUARDIAN/CONSERVATOR

☐ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT THE RIGHT

ALTHOUGH THE DATA
REQUESTED HERE IS NOT
REQUIRED BY LAW, IT COULD
PREVENT FRAUDULENT
REATTACHMENT OF THIS
FORM.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Statutory Warranty

Deed

NUMBER OF PAGES 1 DATE OF DOCUMENT 4-11-05