

05 APR 15 PM 2:50

MT-69017 SH



Vol M05 Page 26482

State of Oregon, County of Klamath  
Recorded 04/15/2005 2:50 p.m  
Vol M05 Pg 26482  
Linda Smith, County Clerk  
THIS SPACE R Fee \$ 21.00 # of Pgs 1

After recording return to:

RYAN WEIDER

1423 LAKESHORE DRIVE

Klamath Falls, OR 97601

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

RYAN WEIDER

1423 LAKESHORE DRIVE

Klamath Falls, OR 97601

Escrow No. MT69017-SH

### STATUTORY WARRANTY DEED

**ISRAEL D. HUNTER**, Grantor(s) hereby convey and warrant to **RYAN WEIDER and BROOKE WEIDER**, 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 24, Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-028BC-14500-000

Key No.: 216830

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 13 day of April, 2005

Israel D. Hunter  
ISRAEL D. HUNTER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 13 2005 by ISRAEL D. HUNTER.



Stacy M. Howard  
(Notary Public for Oregon)  
My commission expires 11/18/2007

2/10