

05 JUN 2 PM 03:10



mtc-69588LW

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Vol M05 Page 41121

State of Oregon, County of Klamath

Recorded 06/02/05 3:10 p m

Vol M05 Pg 41121-24

Linda Smith, County Clerk

THIS SPACE RESERVED Fee \$ 36.00 # of Pgs 4

After recording return to:

LAURA DAVIS

6709 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

LAURA DAVIS

6709 Shasta Way  
Klamath Falls, OR 97603

Escrow No.

MT69588-LW

### STATUTORY WARRANTY DEED

**UNITED MORTGAGE ACCEPTANCE COMPANY, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 1/2 INTEREST and BEVERLY GRIECO AS TO AN UNDIVIDED 1/2 INTEREST**, Grantor(s) hereby convey and warrant to **LAURA DAVIS and TRINA RASMUSSEN not as tenants in common, but with right of survivorship**, 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 92, FOURTH ADDITION TO HARBOR ISLES, TRACT 1347, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019BD-00200-000

Key No: 886065

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 1 day of June, 2005.

UNITED MORTGAGE ACCEPTANCE COMPANY, LLC

BY:

BRANDON E. BOWERS, MEMBER

BY:

Rita Bowers  
RITA BOWERS, MEMBER

BEVERLY GRIECO

BY:

BRANDON E. BOWERS, HER POWER OF ATTORNEY

36.00 am

page 2 of 4

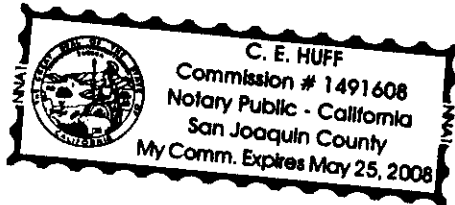
State of California

County of San Joaquin

41122

On this 1 day of June, 2005 She, personally appeared before me the above named        Rita Bowers as Member of United Mortgage Acceptance Company LLC       , and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



C. E. Huff  
Notary Public for ~~Oregon~~ CALIFORNIA  
My Commission expires: 5-25-08



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41123

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LAURA DAVIS

6209 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested all  
tax statements shall be sent to

The following address:

LAURA DAVIS

6209 Shasta Way  
Klamath Falls, OR 97603

Escrow No. MT69588-LW

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Dated this 27<sup>th</sup> day of May, 2005.

UNITED MORTGAGE ACCEPTANCE COMPANY, LLC

BY:   
BRANDON E. BOWERS, MEMBER

BY:   
RITA BOWERS, MEMBER

  
BEVERLY GRIECO

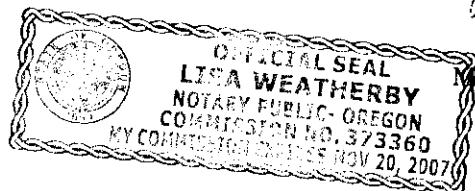
BY:   
BRANDON E. BOWERS, HER POWER OF ATTORNEY

State of Oregon  
County of KLAMATH

41124

This instrument was acknowledged before me on May 25, 2005 by BRANDON E. BOWERS AS MEMBER OF UNITED MORTGAGE ACCEPTANCE COMPANY, LLC AND AS POWER OF ATTORNEY FOR BEVERLY GRIECO.

Lisa Weatherby  
(Notary Public for Oregon)



My commission expires 11/20/07