

05 JUN 24 PM 3:24

MT68966KR

Vol M05 Page 47963



THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 06/24/05 3:24 P m
Vol M05 Pg 47963
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Robert W. Hoffman
34150 Sprague River Road
Sprague River, OR 97639

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

Robert W. Hoffman
34150 Sprague River Road
Sprague River, OR 97639

Escrow No. MT68966-KR

STATUTORY WARRANTY DEED

Dick R. Railing, Grantor(s) hereby convey and warrant to **Robert W. Hoffman**, 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:

A Parcel of land situated in SE1/4 of Section 23, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the SE1/4 of said Section 23 lying Southwesterly of the centerline of the Sprague River Highway.

Tax Account No: 3611-02300-00700-000 Key No: 336559

*The intent of the Grantor and Grantee named above is to combine this property with Tax Account No.: 3611-02300-00900-000 per Klamath County PLA #14-05.

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 23 day of June 2005
Dick R. Railing
Dick R. Railing



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-23-05, 2005 by Dick R. Railing.

[Signature]
(Notary Public for Oregon)
My commission expires _____

2/10 am