

05 JUL 6 PM 3:16

MT70166KR



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State of Oregon, County of Klamath
Recorded 07/06/05 3:16 p m

THIS SPACE RES

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Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

After recording return to:

DOUGLAS K. IVEY

731 Miner Road

Orinda, CA 94563

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

DOUGLAS K. IVEY

731 Miner Road

Orinda, CA 94563

Escrow No. MT70166-KR

STATUTORY WARRANTY DEED

TERRY BENNETT, Grantor(s) hereby convey and warrant to **DOUGLAS K. IVEY, an unmarried man**, 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:

29 Feet and 9 inches off the Westerly side of Lot 3, and 6 feet off the Easterly side of Lot 4, making a frontage of 35 feet 9 inches of Pine Street and running back the entire length of said lots, all in Block 5, ORIGINAL TOWN OF LINKVILLE, NOW 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: 3809-032BD-06600-000

Key No: 475426

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 5th day of July, 2005

Terry Bennett
TERRY BENNETT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 5, 2005 by TERRY BENNETT.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2100 am