

05 JUL 15 PM 3:05

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After recording return to:
First American Exchange Company
1010 California Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
First American Exchange Company
1010 California Avenue
Klamath Falls, OR 97601

File No.: 7021-625988 (SAC)
Date: July 12, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/15/05 3:05 Pm
Vol M05 Pg 54463-104
Linda Smith, County Clerk
Fee \$ 216.00 # of Pgs 2

STATUTORY WARRANTY DEED

D. Frances Young, Grantor, conveys and warrants to **Marjorie L. Schoenfelder**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 Block 109 Buena Vista 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.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$"The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of said Grantor herein."** (Here comply with requirements of ORS 93.030)

26 F.

