

05 JUL 20 PM 2:40

MTL- 70120 M

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State of Oregon, County of Klamath  
Recorded 07/20/05 2:46 m  
Vol M05 Pg 55806  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

THIS SPACE RESERVED FOR

After recording return to:  
RONALD W. CALDWELL  
PO BOX 13133  
SACRAMENTO, CA 95813

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

RONALD W. CALDWELL  
PO BOX 13133  
SACRAMENTO, CA 95813

Escrow No. MT70120-TM

### STATUTORY WARRANTY DEED

**JAMES S. DREW and PHYLLIS JUNE BROWN , AS TRUSTEE OF THE PHYLLIS JUNE BROWN REVOCABLE TRUST AGREEMENT**, as tenants in common, Grantor(s) hereby convey and warrant to **RONALD W. CALDWELL and MELISSA Y. CALDWELL**, 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 6 and the Northeasterly 2.25 feet of Lot 5 in Block 21, of original town to the City of Klamath Falls.

Tax Account No: 3809-032BD-07500-000

Key No: 475578

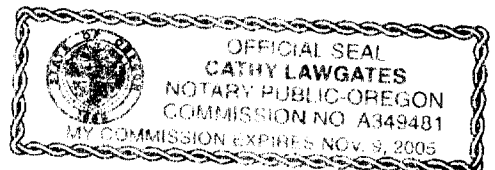
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is <sup>Repeal</sup> ~~\$285,000.00~~. **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 29<sup>th</sup> day of June, 2005

JAMES S. DREW

PHYLLIS JUNE BROWN REVOCABLE TRUST AGREEMENT  
  
PHYLLIS JUNE BROWN, TRUSTEE



State of Oregon  
County of Oesdrites

This instrument was acknowledged before me on 6/29<sup>th</sup>, 2005 by JAMES S. DREW and PHYLLIS JUNE BROWN, AS TRUSTEE OF THE PHYLLIS JUNE BROWN REVOCABLE TRUST AGREEMENT.

(Notary Public for Oregon)  
My commission expires 11/9/5

2/10 am