

05 JUL 20 AM 11:30

Vol M05 Page 58424



After recording return to:
Chicago Deferred Exchange
Corporation
136 Octavia Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Chicago Deferred Exchange
Corporation
136 Octavia Ave.
Klamath Falls, OR 97601
File No.: 7021-616152 (SAC)
Date: July 19, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/28/05 11:38 A m
Vol M05 Pg 58424-25
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Jerry Runnels and Kristin Bezdek as tenants by the entirety, Grantor, conveys and warrants to **Larry J. Viveiros and Kathryn L. Viveiros, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 5, 6, 7 and 8 Block 10 Riverside 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 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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

APN: 610618

Statutory Warranty Deed
- continued

58425

File No.: 7021-616152 (SAC)
Date: 07/19/2005

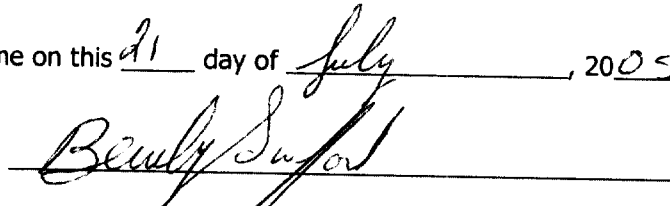
Dated this 21 day of July, 2005.


Jerry Runnels


Kristin Bezdek

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 21 day of July, 2005
by **Jerry Runnels and Kristin Bezdek.**


Notary Public for Oregon
My commission expires: May 19, 2008

