

05 JUL 20 PM 1:27

MTL - 70580 KR

Vol M05 Page 58472



State of Oregon, County of Klamath
Recorded 07/28/05 1:27 pm
Vol M05 Pg 58472
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPA

After recording return to:

James M. Yewchuk

6714 Covina Court

Klamath Falls, OR 97603-

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

James M. Yewchuk

6714 Covina Court

Klamath Falls, OR 97603-

Escrow No. MT70580-KR

Title No. 0070580

SWT

STATUTORY WARRANTY DEED

Kenneth K. Katsuda & Peggy Anne Katsuda, Trustees of The Katsuda Family Revocable Trust, UTD June 10, 2003, Grantor(s) hereby convey and warrant to **James M. Yewchuk**, 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 1 in Block 3 of TRACT 1152 - NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035AD-01600-000

Key No: 447225

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 20th day of July, 2005.

The Katsuda Family Revocable Trust, UTD June 10, 2003

BY:

Kenneth K. Katsuda, Trustee

BY:

Peggy Anne Katsuda, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 20th, 2005 by Kenneth K. Katsuda & Peggy Anne Katsuda, Trustees of The Katsuda Family Revocable Trust, UTD June 10, 2003.

Cathy Lawgates
(Notary Public for Oregon)

My commission expires 11/9/05

