

mtc-7125844



State Of Oregon, County Of Klamath

M05-62425

08/22/2005 10:38:49 AM

# Of Pages 1 Fee: \$21.00

After recording return to:

Kristin L. Thomas

61573 Orion Drive

Bend, OR 97702

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

Kristin L. Thomas

61573 Orion Drive

Bend, OR 97702

Escrow No. MT71258-KR

Title No. 0071258

SWL

### STATUTORY WARRANTY DEED

**Royce D. Clark and Mary Lou Clark, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kristin L. Thomas**, 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 5, Block 2 of Tract 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-07600-000

Key No: 173528

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 18<sup>th</sup> day of August, 2005.

Royce D. Clark  
Royce D. Clark

Mary Lou Clark  
Mary Lou Clark

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug. 18, 2005 by Royce D. Clark and Mary Lou Clark.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2007