

M05-62749

08/25/2005 09:56:37 AM

# Of Pages 1 Fee: \$21.00

After Recording Return to:

MATTHEW M. JAUREGUI

KATHERINE A. JAUREGUI

192 Riverbank Lane  
Paso Robles, Ca. 93446

Until a change is requested all tax statements

Shall be sent to the following address:

MATTHEW M. JAUREGUI and KATHERINE A. JAUREGUI

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATC 62007ms

MARK D. KRANIG AND RUTH C. KRANIG, herein called Grantor, convey(s) to MATTHEW M. JAUREGUI and KATHERINE A. JAUREGUI, tenants by the entirety, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 8, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 227 MAP 4008-020A0 TL 02800 KEY# 624024

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$82,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of American Exchange Company as part of a Tax-deferred exchange for the benefit of said Grantor. named herein.

(here comply with the requirements of ORS 93.930)

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 August 18, 2005.

Mark D. Kranig  
MARK D. KRANIG

Ruth C. Kranig  
RUTH C. KRANIG

STATE OF California, County of Placer. ) ss.

On August 22, 2005 personally appeared the above named Mark D. Kranig and Ruth C. Kranig and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062007

Before me: Joseph Medeiros  
Notary Public for California  
My commission expires: 11-4-07

Official Seal

