

MT- 68977KR



M05-63491

Klamath County, Oregon

09/02/2005 03:01:04 PM

Pages 1 Fee: \$21.00

After recording return to:

Robert W. Hoffman

34150 Sprague River Road

Sprague River, OR 97639

Until a change is requested all

tax statements shall be sent to

The following address:

Robert W. Hoffman

34150 Sprague River Road

Sprague River, OR 97639

Escrow No. MT68977-KR

Title No. 0068977

SWD

STATUTORY WARRANTY DEED

Edwin Kenneth Vieira, Trustee of The Edwin K. Vieira Trust dated September 28, 1987, Grantor(s) hereby convey and warrant to **Robert W. Hoffman**, 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:

A tract of land situated in the NW1/4 of Section 23, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the NW1/4 of said Section 23 lying Southwesterly of the centerline of the Sprague River Highway.

Tax Account No: 3611-02300-00300-000

Key No: 336522

*The intent of the Grantor and Grantee named above is to combine this property with Tax Account No.: 3611-02200-03000-000 per Klamath County PLA #13-05.

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 2nd day of September 2005.

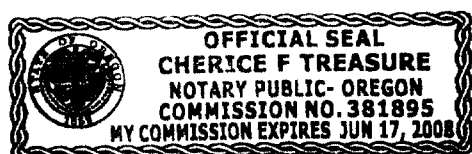
The Edwin K. Vieira Trust dated September 28, 1987

BY: Edwin Kenneth Vieira Trustee
Edwin Kenneth Vieira, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept. 2, 2005 by Edwin Kenneth Vieira, Trustee of The Edwin K. Vieira Trust dated September 28, 1987.



Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 11/16/2007 ct 6-17-2008

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