



MT71110LW

M05-64244

Klamath County, Oregon

09/14/2005 02:46:01 PM

Pages 1 Fee: \$21.00

After recording return to:

JIM P. CHADDERDON

2575 Campus Drive #401
Klamath Falls, OR 97601

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

JIM P. CHADDERDON

2575 Campus Drive #401
Klamath Falls, OR 97601

Escrow No. MT71110-LW

Title No. 0071110

SWP

STATUTORY WARRANTY DEED

ERIC L. NELSON and KATHLEEN J. NELSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JIM P. CHADDERDON**, 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:

The Westerly 16 2/3 feet of Lot 10 and the Easterly 16 2/3 feet of Lot 11 in Block 28 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALL, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CB-10600-000

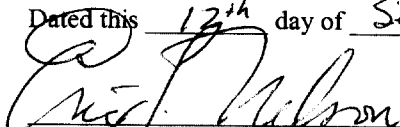
Key No: 304717

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.

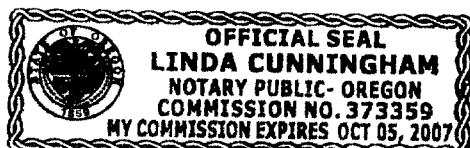
Dated this 12th day of September, 2005.

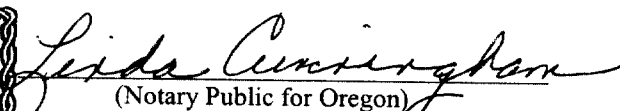

ERIC L. NELSON


KATHLEEN J. NELSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 12, 2005 by ERIC L. NELSON and KATHLEEN J. NELSON.




(Notary Public for Oregon)
My commission expires 10-5-2007

2/00