

M05-64258

Klamath County, Oregon

09/14/2005 03:34:21 PM

Pages 2 Fee: \$26.00

After Recording Return to:

GERALD L. POWELL and DONNA H. POWELL

902 Delaware Dr
Buffalo, WY 82804

Until a change is requested all tax statements
Shall be sent to the person & address shown above.

WARRANTY DEED
(INDIVIDUAL)

ATE 62113

THOMAS E. DOUGAN AND CAROL P. DOUGAN herein called Grantor, convey(s) to **GERALD L. POWELL and DONNA H. POWELL**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$346,000.00**, as paid to Grantor pursuant to an IRC 1031 tax deferred exchange.

(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: September 13, 2005

Thomas E. Dougan
THOMAS E. DOUGAN
Carol P. Dougan
CAROL P. DOUGAN

STATE OF OREGON, County of **Klamath**) ss.

On September 13th, 2005, personally appeared the above named Thomas E. Dougan and Carol P. Dougan and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062113

Before me: [Signature]
Notary Public for Oregon
My commission expires: 2.19.2006

Official Seal

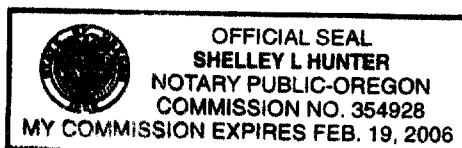


EXHIBIT A

Lot 310, REPLAT OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 162 MAP 3808-009DO TL 04900 KEY #884389