



MTT-70974

M05-64461

Klamath County, Oregon

09/16/2005 02:40:27 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

THOMAS J. GUTHRIE

P O BOX 3246

Central Point, OR 97502

Until a change is requested all

tax statements shall be sent to

The following address:

THOMAS J. GUTHRIE

P O BOX 3246

Central Point, OR 97502

Escrow No. AP0772421

Title No. 0070974

SND

### STATUTORY WARRANTY DEED

**FREDY NUNO RAMOS, ALSO APPEARING OF RECORD AS FREDI NUNO RAMOS, AND GRISELIA ESPINOSA DE OROZCO, ALSO APPEARING OF RECORD AS GRISELIA DE OROZCO E. AND AS GRISELIA ESPINOSA O., AS TENANTS IN COMMON,,** Grantor(s) hereby convey and warrant to **AMERICAN EXCHANGE SERVICES, INC., AN OREGON CORPORATION,** 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 23 AND THE WESTERLY 10 FEET OF LOT 22 IN BLOCK 8, STEWART, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY CLERK OF KLAMATH COUNTY, OREGON**

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.

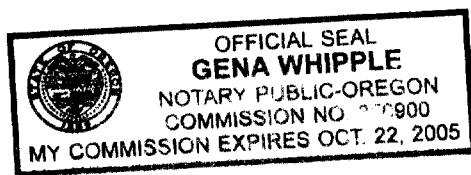
Dated this 14 day of September, 2005

FREDI NUNO RAMOS

BY: Fredi Nuno R

GRISELIA ESPINOSA DE OROZCO

BY: [Signature]



State of Oregon

County of JACKSON

This instrument was acknowledged before me on 9-14, 2005 by FREDI NUNO RAMOS and GRISELIA ESPINOSA DE OROZCO.

[Signature]  
(Notary Public for Oregon)

My commission expires 10-22-05

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