

**M05-65876**

Klamath County, Oregon

10/05/2005 02:57:47 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BROOK E. MC CAFFREYC/O JOHN KERN 765 CREST ROADHOT ROCK, NC 28731

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

BROOK E. MC CAFFREYC/O JOHN KERN 765 CREST ROADHOT ROCK, NC 28731Escrow No. MT70636-LWTitle No. 0070636

SWD

STATUTORY WARRANTY DEED

OLIVER P. ROEMER III and HEATHER M. ROEMER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **BROOK E. MC CAFFREY and JOHN B. KERN, AS TENANTS BY THE ENTIRETY**, 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 996, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-008D0-05000-000

Key No: 890111

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 10 day of Sept., 05.

Heather M. Roemer
HEATHER M. ROEMER

Oliver P. Roemer III
OLIVER P. ROEMER III

STATE OF CALIFORNIA

COUNTY OF Yolo ss.

On September 10, 2005 before me, Landon Clair Christensen personally appeared OLIVER P. ROEMER III and HEATHER M. ROEMER ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

