

**M05-66156**

Klamath County, Oregon

10/10/2005 02:37:09 PM

Pages 1 Fee: \$21.00

After recording return to:

Pershing L. Balding302 Nevada StreetKlamath Falls, OR 97601

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

Pershing L. Balding302 Nevada StreetKlamath Falls, OR 97601Escrow No. MT71915-KRTitle No. 0071915**STATUTORY WARRANTY DEED**

Charles B. Price, II, Grantor(s) hereby convey and warrant to **Pershing L. Balding**, 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 5 in Block 50 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-030AA-08400-000

Key No: 442373

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 7 day of October, 2005.

Charles B. Price II
Charles B. Price, II

State of Oregon

County of ~~KLAMATH~~ DeschutesThis instrument was acknowledged before me on October 7, 2005 by Charles B. Price, II.

Shelley Marsh
(Notary Public for Oregon)

My commission expires 7-22-07