



M05-67617

Klamath County, Oregon

10/27/2005 02:42:05 PM

Pages 1 Fee: \$21.00

After recording return to:

JAVIER GUILLERMO SANCHEZ

435 VILLAGE COURT

TALENT, OR 97540

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

JAVIER GUILLERMO SANCHEZ

435 VILLAGE COURT

TALENT, OR 97540

Escrow No. MT72159-TM

Title No. 0072159

SWL:

STATUTORY WARRANTY DEED

LARRY T. SNYDER and TERESA N. SNYDER not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **JAVIER GUILLERMO SANCHEZ**, 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 12, Except the North 19.5 feet, and all of Lot 13, Block 7,
CHILOQUIN DRIVE ADDITION, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-003AA-00900-000

Key No: 220521

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 25 day of October, 2005

Larry T. Snyder
LARRY T. SNYDER

Teresa N. Snyder
TERESA N. SNYDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 25, 2005 by LARRY T. SNYDER and TERESA N. SNYDER.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

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