

MT7-72141TM



M05-68049

Klamath County, Oregon

11/01/2005 02:50:55 PM

Pages 2 Fee: \$26.00

After recording return to:

Kris A. Krichko

521 N. 5th Street

Klamath Falls, OR 97601

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

Kris A. Krichko

521 N. 5th Street

Klamath Falls, OR 97601

Escrow No. MT72141-TM

Title No. 0072141

STAMP

STATUTORY WARRANTY DEED

Peter H. Vallans and Tana L. Vallans, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kris A. Krichko**, 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:

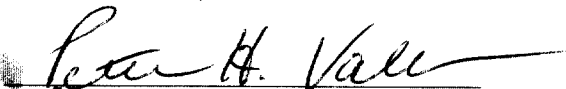
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

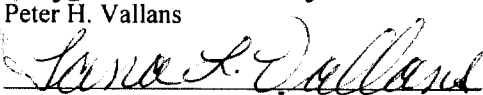
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 29 day of Oct. 2005.


Peter H. Vallans

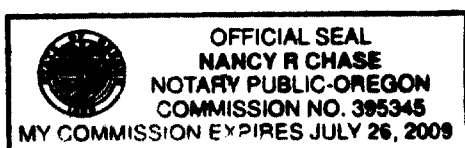

Tana L. Vallans

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 29, 2005 by Peter H. Vallans and Tana L. Vallans.


(Notary Public for Oregon)

My commission expires 7/26/09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

All of that portion of Lots 9 and 10 in Block 10 of EWAUNA HEIGHTS 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, described as follows:

Commencing at a point on the Northeasterly line of said Lot 10 which lies Southerly a distance of 48.8 feet along the Westerly line of Second Street from the most Northerly corner of said Block 10 and which said point is at the center line of a concrete driveway (which said concrete driveway is 8.7 feet in width); thence Westerly parallel with Jefferson Street along the center line of the driveway 104.8 feet to the Westerly line of said Lot 9 in said block; thence Southerly along the Westerly line of said Lot 9 a distance of 61.2 feet more or less to the most Southerly corner of said Lot 9; thence Easterly along the Southeasterly lines of said Lots 9 and 10 to the most Easterly corner of said Lot 10; thence Northwesterly along the Northeasterly line of Lot 10 a distance of 61.2 feet, more or less, to the point of beginning.

Tax Account No: 3809-032BD-04200-000

Key No: 474819