

M05-65280

Klamath County, Oregon

09/28/2005 12:24:21 PM

Pages 1 Fee: \$21.00

After Recording Return to:

~~INVESTMENT/PROPERTY EXCHANGE SERVICE INC.~~

P.O. Box 18

Keno, Or. 97627

Until a change is requested all tax statements

Shall be sent to the following address:

~~INVESTMENT/PROPERTY EXCHANGE SERVICE INC.~~

~~Same as above~~ Albert M. Thomas

P.O. Box 18

Keno, Or. 97627

M05-68449

Klamath County, Oregon

11/07/2005 10:56:18 AM

Pages 1 Fee: \$21.00

WARRANTY DEED

(INDIVIDUAL)

***rerecording to change name**

ALBERT M. THOMAS

MICHAEL BILLING, herein called grantor, convey(s) to ~~INVESTMENT/PROPERTY/EXCHANGE SERVICE INC.~~, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 27, Block 21, KLAMATH RIVER ACRES FOURTH ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 097 MAP 3907-026D0 TL 03900 KEY# 489082

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$125,000.00. Execution of this Deed directly to the Grantee named herein is at the direction of Investment Property Exchange Services, Inc. as part of a tax deferred exchange for the benefit of said Grantee

(here comply with the requirements of ORS 93.930)

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 September 22, 2005.

Michael Billing
MICHAEL BILLING

CALIFORNIA Placer
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On September 26th, 2005 personally appeared the above named MICHAEL BILLING and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062306

Before me:

Notary Public for ~~Oregon~~ CALIFORNIA

My commission expires: OCT 12, 2005

Official Seal

