



MT72117 SH

After recording return to:

Grant E. Mariner

26767 Yonna Woods Rd.

Bonanza, OR 97623

M05-68475

Klamath County, Oregon

11/07/2005 03:04:50 PM

Pages 1 Fee: \$21.00

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

Grant E. Mariner

26767 Yonna Woods Rd.

Bonanza, OR 97623

Escrow No. MT72117-SH

Title No. 0072117

SAW1

STATUTORY WARRANTY DEED

James M. Severin, Grantor(s) hereby convey and warrant to **Grant E. Mariner**, 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 33 and the Easterly 11 feet of Lot 32, ROSELAWN SUBDIVISION of Block 70, 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.

TOGETHER WITH the vacated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying North of and adjacent to said Lot 33 and the said Easterly 11 feet of said Lot 32.

Tax Account No: 3809-029BD-10600-000

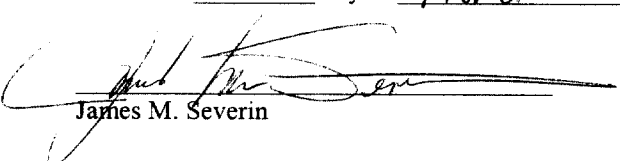
Key No: 213520

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.**

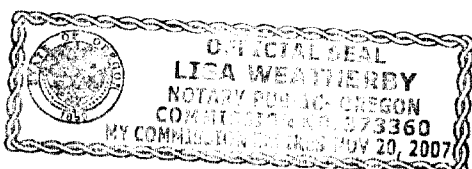
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

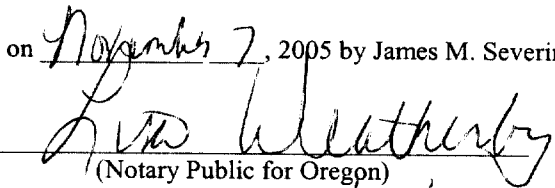
Dated this 7 day of November, 2005.


James M. Severin

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 7, 2005 by James M. Severin.




(Notary Public for Oregon)

My commission expires 11/20/07