

mtc-71574 MS



**M05-70085**

Klamath County, Oregon

11/30/2005 10:32:49 AM

Pages 2 Fee: \$26.00

After recording return to:

Gregory T. Fox

15175 Norton Road

Saratoga, CA 95070

Until a change is requested all

tax statements shall be sent to

The following address:

Gregory T. Fox

15175 Norton Road

Saratoga, CA 95070

Escrow No.

MT71574-MS

Title No.

0071574

SWD

### STATUTORY WARRANTY DEED

**Lillian L. Wilson**, Grantor(s) hereby convey and warrant to **Gregory T. Fox and Bonnie J. Fox, as tenants by the entirety**, 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.

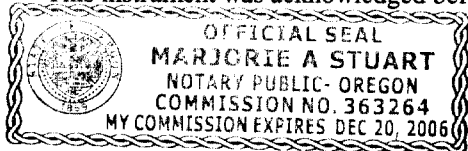
Dated this 17th day of Nov, 2005

X Lillian L. Wilson  
Lillian L. Wilson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 11-29, 2005 by Lillian L. Wilson.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lots 6, 7, 8 and 9, Block 28, SECOND 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:      3809-029AC-06800-000                      Key No:              214477

**PARCEL 2:**

Lots 10, 11, and 12, Block 28, SECOND 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:      3809-029AC-06900-000                      Key No:              214486

**PARCEL 3:**

Lots 13, 14, 15, and 16, Block 29, SECOND 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:      3809-029AC-07000-000                      Key No:              214618