



MTL-72552LV

**M05-70509**

Klamath County, Oregon

12/06/2005 02:43:16 PM

Pages 1 Fee: \$21.00

After recording return to:

JOHN A. CARTER

6518 Sarah Circle

Klamath Falls, OR 97603

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

JOHN A. CARTER

6518 Sarah Circle

Klamath Falls, OR 97603

Escrow No. MT72552-LW

Title No. 0072552

NOTE:

### STATUTORY WARRANTY DEED

**ERIC L. NELSON and KATHLEEN J. NELSON, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **JOHN A. CARTER and SUZUYO CARTER, 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:

Lot 7, Block 14, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BB-05800-000

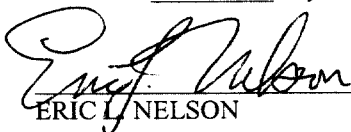
Key No: 184810

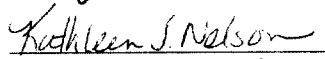
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 2 day of December, 05.

  
ERIC L. NELSON

  
KATHLEEN J. NELSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 2, 2005 by ERIC L. NELSON and KATHLEEN J. NELSON.

  
(Notary Public for Oregon)



My commission expires 11/20/07

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