



After recording return to:  
James C. Pinniger and Jean E.  
Pinniger

4369 Selma St.  
Klamath Falls, OR.  
97603

Until a change is requested all tax statements  
shall be sent to the following address:  
James C. Pinniger and Jean E. Pinniger  
Address as shown above.

File No.: 7021-724077 (MTA)  
Date: December 20, 2005

**M06-00324**

Klamath County, Oregon

01/06/2006 11:46:28 AM

Pages 3 Fee: \$31.00

## **STATUTORY WARRANTY DEED**

**LLOYD N. GASS, TRUSTEE of the LLOYD N. GASS 1996 REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 1996**, Grantor, conveys and warrants to **JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**All of Grantor's interest, which is an undivided 1/2 interest in and to the following:**

**Lots 4 and 5, Block 14 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

31F

APN: R375631

Statutory Warranty Deed  
- continued

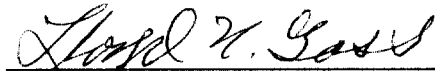
File No.: 7021-724077 (MTA)  
Date: 12/20/2005

 **BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

The true consideration for this conveyance is **\$128,000.00 as paid to an Accommodator for Grantor pursuant to an IRC 1031 Exchange..** (Here comply with requirements of ORS 93.030)

Dated this 5<sup>th</sup> day of January, 2006.

Lloyd N. Gass 1996 Revocable Living Trus



Lloyd N. Gass, Trustee

APN: R375631

Statutory Warranty Deed  
- continued

File No.: 7021-724077 (MTA)  
Date: 12/20/2005

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 4<sup>th</sup> day of January, 2006  
by Lloyd N. Gass as Trustee of of the Lloyd N. Gass 1996 Revocable Living Trust, on behalf of the Trust.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009

