

mtc-72378kr



M06-01205

Klamath County, Oregon

01/20/2006 02:43:18 PM

Pages 1 Fee: \$21.00

After recording return to:

Robert P. Beaman

1400 Round Lake Road

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Robert P. Beaman

1400 Round Lake Road

Klamath Falls, OR 97601

Escrow No. MT72378-KR

Title No. 0072378

SWD

STATUTORY WARRANTY DEED

RICKEY DEATON, Grantor(s) hereby convey and warrant to **Robert P. Beaman and Joni L. Beaman, 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:

West 80 feet of Lots 5 and 6 in Block 56 OF LAKEVIEW 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: 3809-029BA-02400-000

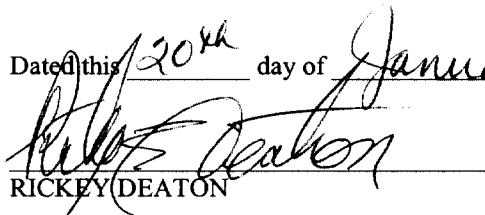
Key No: 185338

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.**

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 DOES 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)).

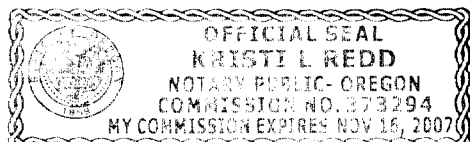
Dated this 20th day of January, 2006.


RICKEY DEATON

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan. 20, 2006 by RICKEY DEATON.




(Notary Public for Oregon)

My commission expires 11/16/2007



21.00