



MT7-71457 LW

**M06-01520**

Klamath County, Oregon

01/25/2006 02:31:55 PM

Pages 1 Fee: \$21.00

After recording return to:

KELI M. BRETSACHER

11660 Scripps Lake Dr.

San Diego, CA 92131

Until a change is requested all

tax statements shall be sent to

The following address:

KELI M. BRETSACHER

11660 Scripps Lake Dr.

San Diego, CA 92131

Escrow No. MT71457-LW

Title No. 0071457

SWD

**STATUTORY WARRANTY DEED**

**C CORP, an Oregon Corporation**, Grantor(s) hereby convey and warrant to **RITA WARSHAWER, SURVIVING TRUSTEE OF THE WARSHAWER FAMILY TRUST DATED FEBRUARY 16, 1996 AS TO AN UNDIVIDED 75% INTEREST and KELI BRETSACHER, AS TO AN UNDIVIDED 25% INTEREST**, 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 1072, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-008D0-06600-000

Key No: 890173

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 12<sup>th</sup> day of January 2006

C CORP

BY: George Werner, Secretary  
GEORGE WERNER, SECRETARY/TREASURER

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on 1-12, 2006 by GEORGE WERNER AS SECRETARY/TREASURER OF C CORP, AN OREGON CORPORATION.



Stanley  
My commission expires 9-4-07

21.00