

mtc-7313214P



**M06-01940**  
Klamath County, Oregon  
01/31/2006 03:02:27 PM  
Pages 1 Fee: \$21.00

After recording return to:

Todd J. Schroeder

6603 Appaloosa Ct.

Klamath Falls, OR 97601

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

Todd J. Schroeder

6603 Appaloosa Ct.

Klamath Falls, OR 97601

Escrow No. MT73132-KR

Title No. 0073132

SWD

### STATUTORY WARRANTY DEED

**Robert A. Coffman and Katherine M. Coffman, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Todd J. Schroeder and Vicki L. Schroeder, 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:

The Southeasterly 5.0 feet of Lot 6 and the Northwesterly 70.0 feet of Lot 7 in Block 3 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CC-00800-000

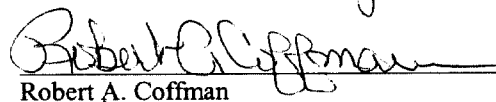
Key No: 554929

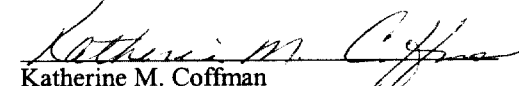
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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)).

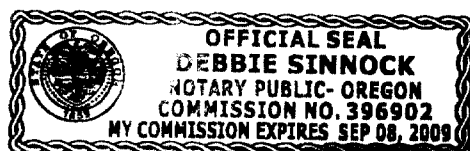
Dated this 30<sup>th</sup> day of January, 2006.

  
Robert A. Coffman

  
Katherine M. Coffman

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-30-, 2006 by Robert A. Coffman and Katherine M. Coffman.



  
(Notary Public for Oregon)

My commission expires 9-8-09

21.0