

MTL-71954 SH



M06-02017

Klamath County, Oregon

02/01/2006 10:06:21 AM

Pages 1 Fee: \$21.00

After recording return to:

BRIAN SHERRILL

P.O. BOX X

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

BRIAN SHERRILL

P.O. BOX X

Klamath Falls, OR 97601

Escrow No. MT71954-SH

Title No. 0071954

SWD

STATUTORY WARRANTY DEED

JERRY O. ANDERSON and ELIZABETH A. ANDERSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **BRIAN SHERRILL**, 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:

Parcel 2 of Land Partition 56-05 being a Replat of Tract 1 of the plat Junction Acres situated in the W1/2 NE1/4 Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 24 day of Jan, 2006

JERRY O. ANDERSON

ELIZABETH A. ANDERSON

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 24, 2006 by JERRY O. ANDERSON and ELIZABETH A. ANDERSON



(Notary Public for Oregon)

My commission expires 11/18/2007

2/1/06