



MTL- 73672

THIS SPACE RESERVED FOR RECORDER'S USE

M06-04314

Klamath County, Oregon

03/09/2006 10:13:37 AM

Pages 2 Fee: \$26.00

After recording return to:  
Steven A. Trono, AKA Stephen A. Trono  
1345 N.W. Wall St. Ste 101  
Bend, OR 97701

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

Steven A. Trono, AKA Stephen A. Trono  
1345 N.W. Wall St. Ste 101  
Bend, OR 97701

Escrow No. OM087893GC  
Title No. 0073672

SWD

### STATUTORY WARRANTY DEED

Jan D. Emehiser and Kathleen M. Emehiser, as tenants by the entirety, Grantor(s) hereby convey and warrant to Steven A. Trono, AKA Stephen A. Trono, 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 8 in Block 5 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Key No: 10357

2407-007D0-00100-000

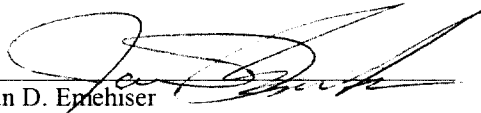
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

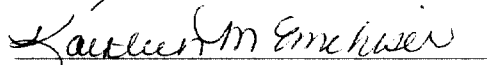
1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. 2. Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119 Leisure Woods Unit 2. 3. Easements as dedicated or delineated on the recorded plat for drainage. 4. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 8503, Microfilm Records of Klamath County, Oregon. 5. Easement recorded May 3, 2001, Volume M02, Page 20282, amendment recorded August 8, 2005, Volume M05, Page 61348, Microfilm Records of Klamath County, Oregon.

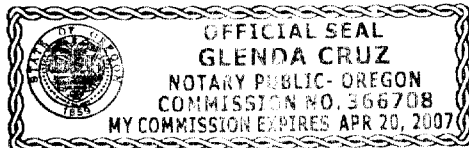
The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 7<sup>th</sup> day of March, 2006.

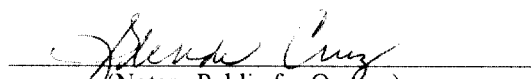
  
Jan D. Emehiser

  
Kathleen M. Emehiser



State of Oregon  
County of Deschutes

This instrument was acknowledged before me on March 7, 2006 by Jan D. Emehiser and Kathleen M. Emehiser.

  
(Notary Public for Oregon)

My commission expires 4 20 2007