

M06-04760

Klamath County, Oregon

03/16/2006 02:45:57 PM

Pages 2 Fee: \$26.00



After recording return to:
Patricia A. Moore, et al
21295 Back Alley
Bend, OR 97702

Until a change is requested all tax statements
shall be sent to the following address:
Patricia A. Moore, et al
21295 Back Alley
Bend, OR 97702

File No.: 7061-764692 (CS)
Date: March 08, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Douglas W. Bergner, Grantor, conveys and warrants to **Patricia A. Moore and Cheryl D. Powers, not as tenants in common but with right of survivorship, as to an undivided 50% interest; A. Robert Modeste and Jean M. Manocchio, as tenants by the entirety, as to an undivided 50% interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 58 in Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

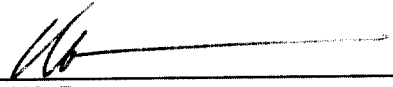
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$65,000.00, paid to an accommodator pursuant to an IRC 1031 exchange.** (Here comply with requirements of ORS 93.030)

Handwritten initials or signature.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 13 day of March, 2006.

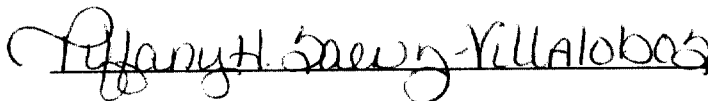


Douglas W. Bergner

STATE OF Florida)
County of Charlotte)ss.
)

This instrument was acknowledged before me on this 13 day of March, 2006
by **Douglas W. Bergner**.





Tiffany H. Saenz-Villalobos

Notary Public for Florida
My commission expires: