



mtc-72318 KR
THIS SPACE RESEF

M06-05189
Klamath County, Oregon
03/22/2006 03:07:57 PM
Pages 1 Fee: \$21.00

After recording return to:

Charles Keith Cofas

326 Linda Lane

Webster, TX 77598

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

Charles Keith Cofas

326 Linda Lane

Webster, TX 77598

Escrow No. MT72318-KR

Title No. 0072318

SWD

STATUTORY WARRANTY DEED

Jeffrey L. Gerbitz and Susan A. Gerbitz, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Charles Keith Cofas and Christina Cofas, 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:

Lot 33 in Block 5, of TRACT 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-07900-000

Key No: 173699

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 3 day of March, 06.

Jeffrey L. Gerbitz

Susan A. Gerbitz

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-3, 2006 by Jeffrey L. Gerbitz and Susan A. Gerbitz.



(Notary Public for Oregon)
California

21.00