

mtc-73773SH

THIS SPACE RESERVED FOR RECORDER'S USE



M06-07638

Klamath County, Oregon

04/19/2006 03:03:54 PM

Pages 1 Fee: \$21.00

After recording return to:

Thomas D. Hazell

9755 Santa Lucia

Atascadero, CA 92422

Until a change is requested all

tax statements shall be sent to

The following address:

Thomas D. Hazell

9755 Santa Lucia

Atascadero, CA 92422

Escrow No. MT73773-SH

Title No. 0073773

SWD

STATUTORY WARRANTY DEED

Earl R. Wessel and Karlyn J. Wessel, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Thomas D. Hazell and Pamela Hazell, 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 15, Block 10 BUENA VISTA ADDITION to the City of Klamath Falls, ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said lots by order of vacation recorded March 16, 1959 in Volume 310 at page 496, Deed Records, in the County of Klamath, State of Oregon.

Tax Account No: 3809-019CD-08900-000

Key No: 175312

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 18 day of April, 2006.

Earl R. Wessel
Earl R. Wessel

Karlyn J. Wessel
Karlyn J. Wessel

State of Oregon

County of Klamath

This instrument was acknowledged before me on April 18, 2006 by Earl R. Wessel and Karlyn J. Wessel.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00