

MT74225 KR
THIS SPACE RESERVE



M06-08448

Klamath County, Oregon

05/01/2006 10:55:09 AM

Pages 2 Fee: \$26.00

After recording return to:

K-P Homes, Inc.

PO Box 696

Merrill, Oregon 97633

Until a change is requested all

tax statements shall be sent to

The following address:

K-P Homes, Inc.

PO Box 696

Merrill, Oregon 97633

Escrow No. MT74225-KR

Title No. 0074225

SWD

STATUTORY WARRANTY DEED

Kenneth L. Dencer and Patricia A. Dencer, Trustees of the Dencer Family Trust, Grantor(s) hereby convey and warrant to **K-P Homes, Inc., an Oregon Corporation**, 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:

LEGAL DESCRIPTION

Lots 1, 2, 3 and 4 of Block 4, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the Easterly 10 feet of that alley adjacent to said lots.

ALSO a strip of land 40 feet wide along the East side of said Lots 1, 2, 3 and 4 to the center line of Second Avenue. ALSO a strip of land 40 feet wide along the South side of said Lot 4, from the center line of "C" Street to the center line of the alley on the West side of said Lots 1, 2, 3 and 4 extended 40 feet South to the center line of Second Avenue. ALSO a strip of land 40 feet wide along the North side of said Lot 1, from the extension of the center line of "C" Street to the center line of alley along the West side of said Lots 1, 2, 3 and 4 extended North 40 feet to the center line of Swisher Road.

Tax Account No: 4110-012BB-03400-000

Key No: 123262

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)).

26.00

Dated this 26th day of April, 2006

The Dencer Family Trust

BY: Kenneth L. Dencer, Trustee
Kenneth L. Dencer, Trustee

BY: Patricia A. Dencer, Trustee
Patricia A. Dencer, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 26, 2006 by Kenneth L. Dencer and Patricia A. Dencer Trustees of The Dencer Family Trust.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007