



mtc-74079KR
THIS SPACE RESE

M06-08957

Klamath County, Oregon

05/05/2006 03:41:01 PM

Pages 1 Fee: \$21.00

After recording return to:

Zelia C. Flannery

18970 Pinehurst Road

Bend, OR 97701

Until a change is requested all
tax statements shall be sent to

The following address:

Zelia C. Flannery

18970 Pinehurst Road

Bend, OR 97701

Escrow No. MT74079-KR

Title No. 0074079

SWD

STATUTORY WARRANTY DEED

KB Brewing, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Zelia C. Flannery**, 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:

Lots 7, 8, 9, 10 and a strip of land one foot wide off the Easterly side of Lot 11, Block 10, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033BB-02100-000

Key No: 415429

Tax Account No: 3809-033BB-02100-000

Key No: 891780

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 5th day of May, 2006

KB Brewing, Inc., an Oregon Corporation

BY: Del A. Azevedo
Del A. Azevedo, President

State of Oregon

County of Klamath

This instrument was acknowledged before me on May 5, 2006 by Del A. Azevedo as President for KB Brewing, Inc., an Oregon Corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00