

M06-08980

Klamath County, Oregon

05/05/2006 03:53:44 PM

Pages 2 Fee: \$26.00



After recording return to:
Building Exchange Company
c/o LandAmerican Exchange
Company, 3539 Heathrow Way-Suite
100
Medford, OR. 97504
Until a change is requested all tax statements
shall be sent to the following address:
Building Exchange Company c/o Land
American Exchange Company
Address as shown above.

File No.: 7021-808421 (MTA)
Date: April 25, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

SCOTT B. MUNSON and JOYCE L. MUNSON, husband and wife, Grantor, conveys and warrants to **BUILDING EXCHANGE COMPANY, a Virginia corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The E1/2 E1/2 of Section 24, Township 38 South, Range 11 1/2 East of the Willamette Meridian in the County of Klamath, State of 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 **\$289,500.00 as paid pursuant to IRC 1031 Exchange**. (Here comply with requirements of ORS 93.030)

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.

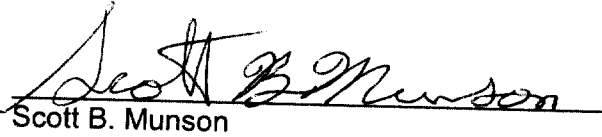
26

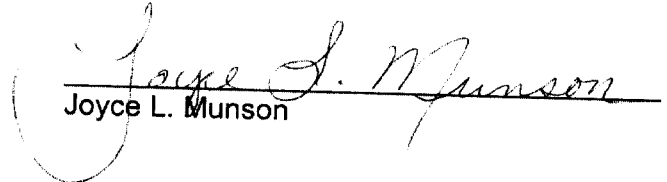
APN: R484782

Statutory Warranty Deed
- continued

File No.: 7021-808421 (MTA)
Date: 04/25/2006

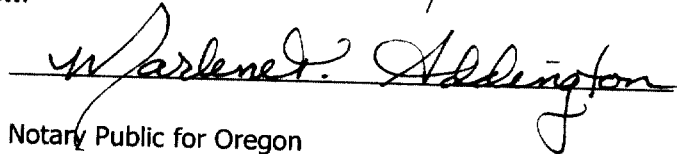
Dated this 24th day of April, 2006.


Scott B. Munson


Joyce L. Munson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 5th day of May, 2006
by **Scott B. Munson and Joyce L. Munson.**


Notary Public for Oregon

My commission expires: March 22, 2009

