



mtc-74450MS

THIS SPACE RESE

M06-09377

Klamath County, Oregon

05/10/2006 03:24:06 PM

Pages 2 Fee: \$26.00

After recording return to:

American Exchange Services, Inc., an Oregon Corporation

320 Church Street, NE

SALEM, OR 97301

Until a change is requested all

tax statements shall be sent to

The following address:

American Exchange Services, Inc., an Oregon Corporation

320 Church Street, NE

SALEM, OR 97301

Escrow No. MT74450-MS

Title No. 0074450

SWD

### STATUTORY WARRANTY DEED

**Michael H. Collins and Kelly J. Collins, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Advocate Exchange W051234, LLC, an Oregon Limited Liability Company**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 10<sup>th</sup> day of May, 2006.

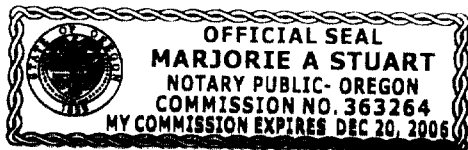
Michael H. Collins  
Michael H. Collins

Kelly J. Collins  
Kelly J. Collins

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/10, 2006 by Michael H. Collins and Kelly J. Collins.



Ms Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 16 and 17, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

ALSO beginning at the Southeast corner of Lot 17, Block 13, FAIRVIEW ADDITION; thence North 100 feet; thence East 44 feet; thence South 100 feet; thence West 44 feet to the point of beginning, being in the NW 1/4 SE 1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Account No:3809-029DB-01700-000 Key No:302960