

mtc-73618 MS

THIS SPACE RESERVE

M06-09619

Klamath County, Oregon

05/12/2006 10:29:48 AM

Pages 1 Fee: \$21.00



After recording return to:

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Clinton Donovan

2974 Anchor Way

Klamath Falls, OR 97603

Escrow No. MT73618-MS

Title No. 0073618

SWD

STATUTORY WARRANTY DEED

Dan Martin Construction, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Clinton Donovan and Kathleen June Donovan, 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 25, Tract 1315, WOODWORTH PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BA-13100-000

Key No: 891688

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 11th day of May, 2006

Dan Martin Construction, Inc.

BY:

Jackie Martin, Secretary



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/11, 2006 by Jackie Martin, as Secretary of Dan Martin Construction, Inc., an Oregon Corporation.

(Notary Public for Oregon)

My commission expires 11/20/06

21.00