

mtc-74258

M06-09681

Klamath County, Oregon

05/12/2006 03:03:10 PM

Pages 2 Fee: \$26.00

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 3584
SUNRIVER, OR 97707

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

RICHARD C. HELMER, CO-TRUSTEE
JAYNE VICTORIA HELMER, CO-TRUSTEE
PO BOX 3607
SUNRIVER, OR 97707

WARRANTY DEED -- STATUTORY FORM

RICK L. POSEKANY JR. and JULIE D. POSEKANY, Grantor, conveys and warrants to
RICHARD C. HELMER AND JAYNE VICTORIA HELMER AS CO-TRUSTEES OF THE RICHARD AND
JAYNE HELMER TRUST DATED JUNE 3, 2005, Grantee, the following described real
property, free of encumbrances except as specifically set forth herein, to wit:

Lots 1,2 and 3,Block 14, FIRST ADDITION TO RIVER PINE ESTATES, according to the
official plat thereof on file in the County Clerk of Klamath County, Oregon.

Tax Account No(s): 132485 132494 132500
Map/Tax Lot No(s): 2309-024BO 01600 2309-024BO 01500 2309-024BO-01700

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$130,000.00, paid by an
accommodator pursuant to an IRC 1031 exchange.

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 5 day of May, 2006.

Rick L Posekany Jr
RICK L. POSEKANY, JR.

Julie D. Posekany
JULIE D. POSEKANY

STATE OF OREGON, COUNTY OF Marion, ss.

This instrument was acknowledged before me on May 5, 2006 by RICK L.
POSEKANY, JR. and ~~JULIE D. POSEKANY~~.

Michele Sims
(Notary Public for Oregon)

My commission expires May 13, 2006



TITLE NO. 13-0005606
ESCROW NO. 13-0005606

26.00

STATE OF OREGON, County of Deschutes)SS.

5-9

, 2006

Personally appeared the above named Julie D. Posekany,
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)


Notary Public for Oregon
My Commission expires: 4/14/08

