



After recording return to:

Leigh Sevy

9310 Branding Iron Rd.
Penn Valley, CA 95946

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

Leigh Sevy

Same As Above

File No.: 7021-797235 (MTA)

Date: June 09, 2006

M06-12201

Klamath County, Oregon

06/14/2006 12:24:19 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Kary R. Hance and Natalie L. Hance as tenants by the entirety, Grantor, conveys and warrants to **Leigh Sevy**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 in Block 309 of Darrow 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.

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.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF THE SAID GRANTEE HEREIN.

The true consideration for this conveyance is **\$150,000.00**. (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.

Dated this 12 day of June, 2006

Kary R. Hance
Kary R. Hance

Natalie L. Hance
Natalie L. Hance

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of June, 2006
by **Kary R. Hance and Natalie L. Hance.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-06

