

MTC 74514-KR

THIS SPACE RESE

M06-12923

Klamath County, Oregon

06/23/2006 02:48:04 PM

Pages 1 Fee: \$21.00



After recording return to:

Hanscom Family Trust, dated July 14, 2000

P.O. Box 1197

Eagle Point, OR 97524

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

Hanscom Family Trust, dated July 14, 2000

P.O. Box 1197

Eagle Point, OR 97524

Escrow No. MT74514-KR

Title No. 0074514

SWD

STATUTORY WARRANTY DEED

Douglas A. Oura and Nancy F. Oura, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Harold James Hanscom and Terry Lynn Hanscom, Trustee of the Hanscom Family Trust, dated July 14, 2000**, 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 24 in Block 7 of Tract 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-017D0-05900-000

Key No: 320423

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.**

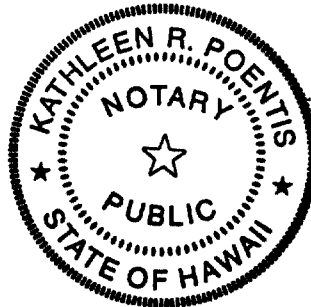
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 21st day of June, 2006.

Douglas A. Oura
Douglas A. Oura

Nancy F. Oura
Nancy F. Oura

State of Hawaii
County of Honolulu



This instrument was acknowledged before me on June 21, 2006 by Douglas A. Oura and Nancy F. Oura.

Kathleen R. Poentis
(Notary Public)

My commission expires November 14, 2008

21.00