

**M06-13132**

Klamath County, Oregon

06/27/2006 03:27:03 PM

Pages 2 Fee: \$26.00



After recording return to:  
Kristy Meyer  
5105 Hickory Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Kristy Meyer  
5105 Hickory Lane  
Klamath Falls, OR 97601

File No.: 7021-821488 (ALF)  
Date: June 07, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Anne Van Nuys and Alfred C. Lutz**, Grantor, conveys and warrants to **Kristy Meyer**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

(Kew) 6/19/06

**Lot 36, Tract 1416, The Woodlands-Phase 1, 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 SAID GRANTOR HEREIN.**

The true consideration for this conveyance is **\$184,500.00**. (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.

26-F

APN: R890987

Statutory Warranty Deed  
- continued

File No.: 7021-821488 (ALF)  
Date: 06/07/2006

Dated this 13 day of June, 2006

Anne Van Nuys  
Anne Van Nuys

Alfred C. Lutz ESQ  
Alfred C. Lutz

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 13 day of June, 2006  
by **Anne Van Nuys and Alfred C. Lutz.**

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12/3/06

