

MTC 74939

M06-13424

Klamath County, Oregon

06/30/2006 03:01:26 PM

Pages 1 Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

JOHN A. GRISENAUER and BARBARA L. GRISENAUER, as tenants by the entirety, Grantor,

conveys and warrants to

DAVID ALAN FRISENDAHL and TANYA D. FRISENDAHL, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 12 in Block 1 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 166251 M889283

Map/Tax Lot No(s): 2607-001DO-03600-000 M-230678

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.

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)).

The true consideration for this conveyance is \$130,000.00 which is paid to an Accommodator as part of an IRC 1031 exchange.

Dated this 21 day of June, 2006.

JOHN A. GRISENAUER

Barbra L. Griesenauer

BARBARA L. GRISENAUER

Griesenauer

Barbra L. Griesenauer

STATE OF OREGON, COUNTY OF Marion, SS.

This instrument was acknowledged before me on June 21, 2006 by JOHN A. GRISENAUER and BARBARA L. GRISENAUER.

Tamisha Schrunck

(Notary Public for Oregon)

My commission expires

Jan 5, 2009



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
DAVID ALAN & TANYA D. FRISENDAHL  
4909 OAK PARK DR NE  
SALEM, OR 97305

Title No. 0074939

Escrow No. 14-0032406

21.00