

MTC 74685-SH

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13998

Klamath County, Oregon

07/11/2006 02:56:48 PM

Pages 1 Fee: \$21.00

After recording return to:

Michael O. Krause

5060 Cormorant Loop

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Michael O. Krause

5060 Cormorant Loop

Klamath Falls, OR 97601

Escrow No. MT74685-SH

Title No. 0074685

SWD

STATUTORY WARRANTY DEED

Walter B. Brewer, Jr., as Trustee of the Brewer Family 1984 Trust, ^{dated March 5, 1984} Grantor(s) hereby convey and warrant to **Michael O. Krause and Sheree L. Krause, as tenants by the entirety**, 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 18 in Block 9 of GREEN ACRES TRACT NO. 1016, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3908-001C0-04000-000

Key No: 493175

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

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 3 day of July, 2006

Brewer Family 1984 Trust

BY: Walter B. Brewer Jr
Walter B. Brewer, Jr., Trustee Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 3, 2006 by Walter B. Brewer, Jr., as Trustee of the Brewer Family 1984 Trust, ~~dated~~ ^{dated} March 5, 1984.



McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09

21.00