

MTC 75837-TM

THIS SPACE RESERVED FOR RECORDER'S USE



M06-14000

Klamath County, Oregon

07/11/2006 02:59:54 PM

Pages 1 Fee: \$21.00

After recording return to:

Tim M. Amuchastegui

1730 Quail Ridge Drive

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Tim M. Amuchastegui

1730 Quail Ridge Drive

Klamath Falls, OR 97601

Escrow No. MT75837-TM

Title No. 0075837

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 **Tim M. Amuchastegui and Cecelia M. Amuchastegui, 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:

Legal Description for PLA 12-06 A parcel of land situated in the NE1/4 of the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Beginning at the southwest corner of Lot 1, Block 3 of Tract 1263-Quail Ridge Subdivision; thence along south line of said Lot 1, South 61 degrees 54'39" East 118.32 feet to the southeast corner of said Lot 1; thence South 25 degrees 59'00" West 21.01 feet; thence North 61 degrees 54'39" West 106.64 feet to the southerly extension of the westerly line of said Lot 1; thence North 02 degrees 34'04" West 24.41 feet to the point of beginning. Tax Account No: 3809-020DA-01900-000 Key No: 170843

Containing 2,362 square feet more or less

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 5 day of July, 2006

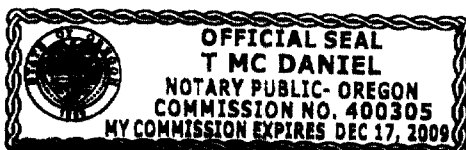
Brewer Family 1984 Trust

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

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 5, 2006 by Walter B. Brewer, Jr., as Trustee of The Brewer Family 1984 Trust, dated March 5, 1984.



(Notary Public for Oregon)

My commission expires 12/17/09

21.00