



**M06-14223**

Klamath County, Oregon

07/14/2006 03:26:16 PM

Pages 2 Fee: \$26.00

THIS SPACE RES

MT74957-MS

After recording return to:

Matthew W. Iverson

1030 Black Oak Drive

Medford, OR 97504

Until a change is requested all  
tax statements shall be sent to

The following address:

Matthew W. Iverson

1030 Black Oak Drive

Medford, OR 97504

Escrow No. MT74957-MS

SWD-EM

### STATUTORY WARRANTY DEED

**Frederick A. Liepitz**, Grantor(s) hereby convey and warrant to **Matthew W. Iverson**, 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:

Lots 52 and 53 and the South one half of the vacated alley adjacent on the North, of ROSELAWN, a subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BD-09100-000

Key No: 213682

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.

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

2600

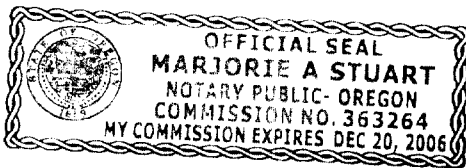
SIGNATURE PAGE

Dated this 14<sup>th</sup> day of July, 2006

Frederick A. Liepitz  
Frederick A. Liepitz

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7/14, 2006 by Frederick A. Liepitz.



M. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

Unofficial Copy