

**M06-14361**

Klamath County, Oregon

07/17/2006 03:42:21 PM

Pages 3 Fee: \$31.00



After recording return to:  
Ferdinand Padilla and Rosalina J.  
Padilla  
6711 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Same As Above

File No.: 7021-835436 (ALF)  
Date: July 17, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Kenneth V. Bigby and Charlotte Joan Bigby**, Grantor, conveys and warrants to **Ferdinand Padilla and Rosalina J. Padilla, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$"The true consideration for this conveyance is pursuant to an IRS 1031 Tax Deferred exchange on behalf of said Grantor herein."** (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.

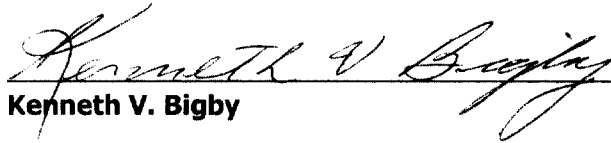
Dated this 17 day of July, 2006.

31-F

APN: **R416384**

Statutory Warranty Deed  
- continued

File No.: **7021-835436 (ALF)**  
Date: **07/17/2006**

  
**Kenneth V. Bigby**

  
**Charlotte Joan Bigby**

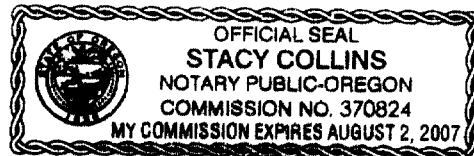
STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 17 day of July, 2006  
by **Kenneth V. Bigby and Charlotte Joan Bigby**.



Notary Public for Oregon  
My commission expires:

8/20/07



APN: **R416384**

Statutory Warranty Deed  
- continued

File No.: **7021-835436 (ALF)**  
Date: **07/17/2006**

## **EXHIBIT A**

### **LEGAL DESCRIPTION:**

LOTS 32 AND 33 IN BLOCK 16 OF INDUSTRIAL 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.