

MTC 75047-KR



THIS SPACE R

**M06-14638**

Klamath County, Oregon

07/20/2006 03:00:29 PM

Pages 1 Fee: \$21.00

After recording return to:

Randy L. Shaw

C/O Coldwell Banker 3815 South 6th Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Randy L. Shaw

C/O Coldwell Banker 3815 South 6th Street

Klamath Falls, OR 97603

Escrow No. MT75047-KR

Title No. 0075047

SWD

### STATUTORY WARRANTY DEED

**Steven Albert Mitchell and Kathleen Marie Mitchell, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Randy L. Shaw and Carolyn J. Shaw, 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 15, Block 7, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010AC-03800-000

Key No: 541417

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 19 day of July, 2006

Steven Albert Mitchell  
Steven Albert Mitchell

Kathleen Marie Mitchell  
Kathleen Marie Mitchell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 19, 2006 by Steven Albert Mitchell and Kathleen Marie



Stacy M Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00