

MTC 75143-DS

THIS SPACE RESI

M06-14770

Klamath County, Oregon

07/21/2006 03:17:29 PM

Pages 2 Fee: \$26.00



After recording return to:

Mary E. Stuart

5442 Knightwood Dr.

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Mary E. Stuart

5442 Knightwood Dr.

Klamath Falls, OR 97603

Escrow No. MT75143-DS

Title No. 0075143

SWD

STATUTORY WARRANTY DEED

Ted Hornberger and Julie Hornberger, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Mary E. Stuart and Michael W. True, as tenants in common**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

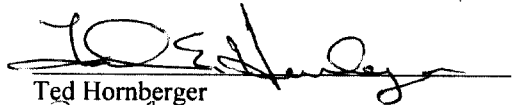
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

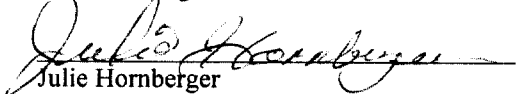
2006-2007 Real Property Taxes a lien not yet due and payable.

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 19th day of July, 2006.


Ted Hornberger

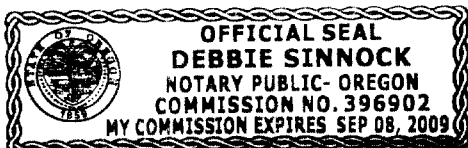

Julie Hornberger

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-19, 2006 by Ted Hornberger and Julie Hornberger.


(Notary Public for Oregon)

My commission expires 9-8-09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 9 in Block 42 of HOT SPRINGS 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, more particularly described as follows:

Beginning at a point on the Northeasterly line of Alameda Street which is also the Southwesterly line of Lot 9 in Block 42, HOT SPRINGS ADDITION, which point is 112 feet from the intersection of the Northeasterly line of Alameda Street and the Southeasterly line of Erie Street; thence North $48^{\circ} 18'$ East, 150.4 feet, more or less, to an iron pin on the Southwesterly line of the alley through said Block 42; thence Southeasterly along said line of said alley to the corner thereon common to Lots 9 and 10 of said block; thence Southwesterly along the line between said Lots 9 and 10 the corner common to said Lots on the Northeasterly line of Alameda Street; thence along said Northeasterly line of Alameda Street to the point of beginning.

Tax Account No: 3809-028CD-06900-000

Key No: 373768