

MTC 75781-KR

THIS SPACE RES

M06-15040

Klamath County, Oregon

07/26/2006 02:24:32 PM

Pages 1 Fee: \$21.00



After recording return to:

Kevin J. Curtin

PO Box 442

Selma, OR 97538

Until a change is requested all

tax statements shall be sent to

The following address:

Kevin J. Curtin

PO Box 442

Selma, OR 97538

Escrow No. MT75781-KR

Title No. 0075781

SWD

STATUTORY WARRANTY DEED

Maureen Moore, Grantor(s) hereby convey and warrant to **Kevin J. Curtin**, 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:

The S 1/2 NE 1/4 Section 27, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the right of way of Table Land Road.

Tax Account No: 3511-02700-00600-000

Key No: 275892

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 26th day of July, 2006

Maureen C. Moore
Maureen Moore

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 26, 2006 by Maureen Moore.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

