



MTC 75582-DS THIS SPACE RESE

M06-15293

Klamath County, Oregon

07/28/2006 03:49:24 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. MT75582-DS

Title No. 0075582

SWD

STATUTORY WARRANTY DEED

FREDA CORNETT, 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.**

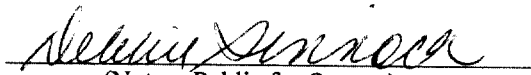
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 25th day of July, 2006.

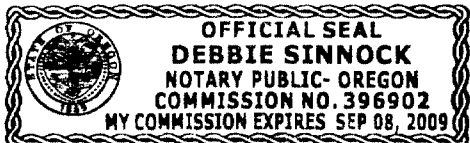

Freda Cornett

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-25-, 2006 by Freda Cornett.


(Notary Public for Oregon)

My commission expires 9-8-09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point in the South line of LaVerne Avenue, 105 feet West of the intersection of said line with the Westerly right-of-way line of the Great Northern Railway; running thence West along the Southerly line of LaVerne Avenue, 75 feet; thence Southerly at right angles to LaVerne Avenue, 200 feet; thence Easterly parallel with LaVerne Avenue, 75 feet; thence Northerly 200 feet to the place of beginning. Being a portion of Tract No. 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010CB-00300-000

Key No: 543629