



MTC 76004-MS

2006-015470

Klamath County, Oregon



00000068200600154700020028

THIS SPACE RESE

08/01/2006 11:27:34 AM

Fee: \$26.00

After recording return to:

James C. Miller

956 Kings Canyon Drive

Eldorado Hills, CA 95762

Until a change is requested all

tax statements shall be sent to

The following address:

James C. Miller

956 Kings Canyon Drive

Eldorado Hills, CA 95762

Escrow No.

MT76004-MS

SWD:EM

### STATUTORY WARRANTY DEED

**Michael S. Potridge and Brenda K. Potridge, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **James C. Miller and Eleanor M. Miller, 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 5 in Block 6 of TRACT 1299 - SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013BB-03400-000

Key No: 879930

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.

26.00

Statutory Warranty Deed

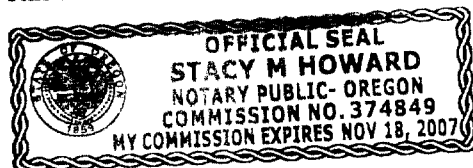
Dated this 31 day of July, 2006

Michael S. Potridge  
Michael S. Potridge

Brenda K. Potridge  
Brenda K. Potridge

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 31, 2006 by Michael S. Potridge and Brenda K. Potridge.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007