

MTC 75607-SH

THIS SPACE



2006-016304
Klamath County, Oregon



00001096200600163040010015

08/14/2006 11:30:44 AM

Fee: \$21.00

After recording return to:

Dennis Sugg

5180 Sumpter Ct

Pahrump, NV 89061

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

Dennis Sugg

5180 Sumpter Ct

Pahrump, NV 89061

Escrow No. MT75607-SH

Title No. 0075607

SWD

STATUTORY WARRANTY DEED

Jesse Jackman Withers, Grantor(s) hereby convey and warrant to **Dennis Sugg and Gail Sugg, 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 12 in Block 63 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-034C0-01000-000

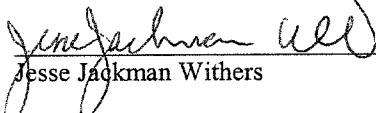
Key No: 401130

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 11 day of Aug, 2006

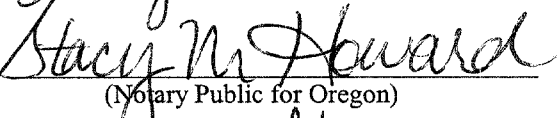

Jesse Jackman Withers

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 11, 2006 by Jesse Jackman Withers.




(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00