

2006-016317
Klamath County, Oregon

After Recording Return to:

Michael M. Beeby

1056 Green Acres Rd Suite 102
Eugene OR 97408

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



00001118200600163170010011

08/14/2006 01:53:51 PM

Fee: \$21.00

ASPEN: 62968 RS.
WARRANTY DEED
(INDIVIDUAL)

DANNY ALLEN and CYNTHIA ALLEN, herein called grantor, convey(s) to MICHAEL M. BEEBY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4 and the Northwesterly 55 feet of the Southwesterly 4 feet of Lot 3, Block 85, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032AD TL 09900 KEY #477040

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$175,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of Summit Accommodators, inc. as part of a tax deferred exchange for the benefit of the Grantee named herein.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 9, 2006.

DANNY ALLEN

CYNTHIA ALLEN

STATE OF OREGON, County of Klamath) ss.

On August 9, 2006 personally appeared the above named DANNY ALLEN and CYNTHIA ALLEN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062968

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal