



THIS SPACE RESE

2006-017915
Klamath County, Oregon



09/06/2006 10:56:09 AM

Fee: \$21.00

After recording return to:

Josh A. Bryant

PO Box 498

Malin, OR 97632

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

Josh A. Bryant

PO Box 498

Malin, OR 97632

Escrow No. MT76226-TM

Title No. 0076226

SWD

mtc-76226tm

STATUTORY WARRANTY DEED

George Simeonov and Eva Simeonov, as tenants by the entirety, Grantor(s) hereby convey and warrant to Joshua ~~Josh~~ A. Bryant, 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 S1/2 of the SW1/4 of the NE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion thereof in Transformer Road.

Tax Account No: 4112-00300-01100-000

Key No: 108154

Tax Account No: 4112-00300-01100-000

Key No: 890766

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 29 day of August, 2006

George Simeonov

Eva Simeonov

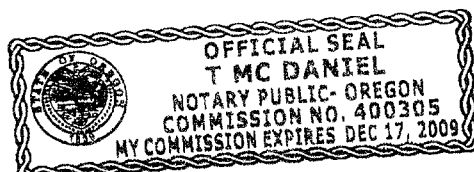
State of Oregon

County of Klamath

This instrument was acknowledged before me on Aug 29, 2006 by George Simeonov and Eva Simeonov.

(Notary Public for Oregon)

My commission expires 12/17/09



21.00