



THIS SPACE RESER

2006-018247

Klamath County, Oregon



09/11/2006 11:39:08 AM

Fee: \$21.00

After recording return to:

AES

P.O. Box 652

Salem, OR 97308

Until a change is requested all

tax statements shall be sent to

The following address:

AES

P.O. Box 652

Salem, OR 97308

Escrow No.

MT75913-SH

Title No.

0075913

SWD

MT75913-SH

### STATUTORY WARRANTY DEED

**Michael S. Stier and Amy M. Stier, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **A & A Advocate Exchange WX060803, LLC, an Oregon Limited Liability Company**, 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 Southeasterly 1/2 of Lot 8, Block 63, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DC-18600-000

Key No: 370440

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 6 day of September, 2006.

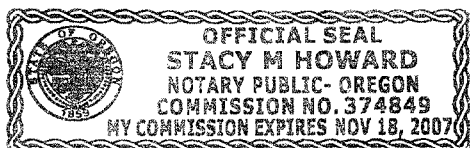
Michael S. Stier  
Michael S. Stier

Amy M. Stier  
Amy M. Stier

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 6, 2006 by Michael S. Stier and Amy M. Stier.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires

Nov 18, 2007

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