



THIS SPACE RESE

2006-020312

Klamath County, Oregon



10/10/2006 11:34:02 AM

Fee: \$26.00

After recording return to:

CHARLES L. LARSON

2701 LAWRENCE AVE.

MEDFORD, OR 97504

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

CHARLES L. LARSON

2701 LAWRENCE AVE.

MEDFORD, OR 97504

Escrow No. AP0778887

Title No. 0077008

SWD

MIC 77008

STATUTORY WARRANTY DEED

GENARO DIAZ and IRMA DIAZ, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CHARLES L. LARSON**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

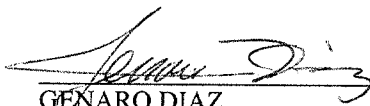
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

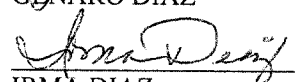
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

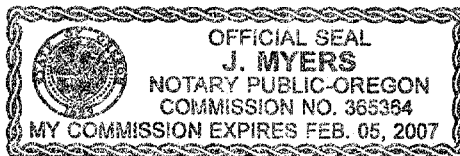
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 26th day of September, 2006




GENARO DIAZ


IRMA DIAZ



State of Oregon
County of JACKSON

This instrument was acknowledged before me on Sept. 26, 2006 by GENARO DIAZ and IRMA DIAZ.



(Notary Public for Oregon)
My commission expires 2/5/07

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 20 of Block 2, FIRST ADDITION TO ALTAMONT ACRES, a subdivision recorded in Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North $00^{\circ} 19' 43''$ East on the East line of said Lot 20, 116.00 feet; thence North $89^{\circ} 30' 46''$ West, 23.00 feet; thence South $00^{\circ} 19' 43''$ West, 15.99 feet; thence North $89^{\circ} 30' 46''$ West, 33.01 feet; thence South $00^{\circ} 19' 43''$ West, 100.00 feet to a point on the South line of said Lot 20; thence South $89^{\circ} 30' 46''$ East on the said South line, 56.00 feet to the point of beginning.

Tax Account No: 3909-003CA-06601-000

Key No: 861856