

2006-021830
Klamath County, Oregon



After recording return to:
Steven Eberhart and Wendy Eberhart
825 Lincoln Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Steven Eberhart and Wendy Eberhart
825 Lincoln Street
Klamath Falls, OR 97601

File No.: 7021-901310 (DMC)
Date: October 20, 2006

THIS SF



10/31/2006 03:03:22 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Stanley A. Rich and Debra J. Rich as tenants by the entirety, Grantor, conveys and warrants to **Steven Eberhart and Wendy Eberhart as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 2 IN 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.

*THE
djw SAR*

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$The true consideration for this conveyance is pursuant to a IRC 1031 Tax Deferred Exchange of behalf of the Grantor.** (Here comply with requirements of ORS 93.030)

26-P

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 21 day of October, 2006.

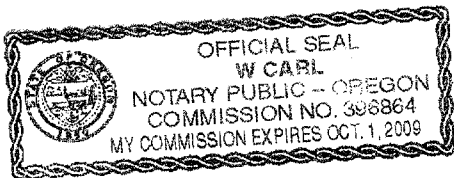
Stanley A. Rich
Stanley A. Rich

Debra J. Rich
Debra J. Rich

STATE OF Oregon)
County of Benton)ss.
)

This instrument was acknowledged before me on this 21 day of October, 2006 by **Stanley A. Rich and Debra J. Rich.**

W. Carl



Notary Public for Oregon
My commission expires: 10-01-09

