



THIS SPACE RESER

2006-022596

Klamath County, Oregon



11/13/2006 11:48:05 AM

Fee: \$21.00

After recording return to:

Jed S. Etters

800 Duffy Street

Klamath Falls, OR 97601

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

Jed S. Etters

800 Duffy Street

Klamath Falls, OR 97601

Escrow No. MT77450-SH

Title No. 0077450

SWD

MT77450SH

### STATUTORY WARRANTY DEED

**Orchard Hill Investments, LLC, An Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Jed S. Etters**, 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 Westerly 16 2/3 feet of Lot 10 and the Easterly 16 2/3 feet of Lot 11 in Block 28 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

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 9 day of Nov, 2006

Orchard Hill Investments, LLC, An Oregon Limited Liability Company

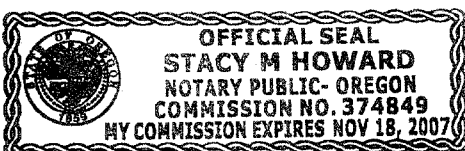
BY: Jim P. Chadderdon MANAGER/MEMBER  
Jim P. Chadderdon, Manager/Member

BY: Jane K. Chadderdon Manager/Member  
Jane K. Chadderdon, Manager/Member

State of Oregon  
County of KLAMATH

Jim P. Chadderdon and Jane K.  
Chadderdon as Manager/Member

This instrument was acknowledged before me on Nov 9, 2006 by Orchard Hill Investments, LLC, An Oregon Limited Liability Company.



Stacy M Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007