

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
James L. Brady IV

GRANTEE'S NAME
Nancy M. Brady

SEND TAX STATEMENTS TO:
Nancy M. Brady
8245 NW Arboretum Rd.
Corvallis, OR 97330

AFTER RECORDING RETURN TO:
Nancy M. Brady
8245 NW Arboretum Rd.
Corvallis, OR 97330

1st-904639

2006-025183
Klamath County, Oregon



00011510200600251830020026

12/21/2006 03:33:39 PM

Fee: \$26.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James L. Brady IV, as 25% interest, Grantor, conveys and warrants to

Nancy M. Brady, which will equal a 50% interest, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of , State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, rights-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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, 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$50,000.00 "which is part of a 1031 deferred exchange" (See ORS 93.030)

DATED: December 18, 2006

James L. Brady IV
James L. Brady IV

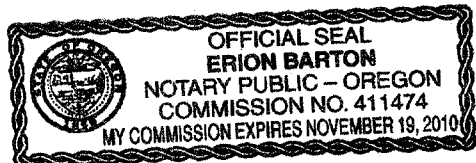
STATE OF OREGON
COUNTY OF Benton

This instrument was acknowledged before me on

December 19th, 2006

by James L. Brady IV
Erion Barton

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 11/19/2010



26-F

LEGAL DESCRIPTION

an undivided 5% interest in and to the following described real property:
Lot 5, Tract G-1, ODELL LAKE RECREATION UNIT, Klamath County, Oregon, and all of the
Grantor's right, title and interest in and to the lease covering real property on
which said premises are located, subject, however, to all rules, regulations and
rights of the United States Department of Agriculture, Forest Service.