



THIS SPACE RE

2007-000675
Klamath County, Oregon



01/12/2007 03:44:19 PM

Fee: \$21.00

MT72507KR

After recording return to:

Steve E. Nelson

2954 NW Wild Meadows

Bend, OR 97701

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

Steve E. Nelson

2954 NW Wild Meadows

Bend, OR 97701

Escrow No. MT72507-KR

Title No. 0072507

SWD

STATUTORY WARRANTY DEED

Pine Cone, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Steve E. Nelson and Mary Beth Nelson, as tenants by the entirety, 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:

Lot 9, Tract 1430 – TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE DEED RESTRICTION: There will be NO residential use on the first floor of any building(s) that may be developed in the future.

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 12th day of January, 2007

Pine Cone, LLC, an Oregon limited liability company

BY: [Signature]

Robert J. Shaw, Operating Manager



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on January 12 2007 by Robert J. Shaw, Operating Mngr. Pine Cone, LLC, an Oregon limited liability company.

[Signature: Kristi L. Redd]
(Notary Public for Oregon)

My commission expires 11/16/2007

21⁰⁰