

2007-002086

Klamath County, Oregon



THIS



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02/06/2007 02:03:34 PM

Fee: \$26.00

After recording return to:
LeBella LLC

*23415 Watson St.
Klamath Falls, OR 97603*

Until a change is requested all tax statements
shall be sent to the following address:
Same As Above

File No.: 7021-956156 (ALF)

Date: January 31, 2007

STATUTORY WARRANTY DEED

Lowell Lee Weatherford and Jeri Jo Weatherford, Grantor, conveys and warrants to **LeBella LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 30, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTOR HEREIN.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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.

Dated this 31 day of January, 2007.

Lowell Lee Weatherford
Lowell Lee Weatherford

Jeri Jo Weatherford
Jeri Jo Weatherford

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 31 day of January, 2007
by **Lowell Lee Weatherford and Jeri Jo Weatherford.**

Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-10

