



THIS SPACE

2007-003106

Klamath County, Oregon



00015776200700031060010015

02/23/2007 11:25:58 AM

Fee: \$21.00

MT78524-MS

After recording return to:

James C. Madden

10712 Kestrel Road

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

James C. Madden

10712 Kestrel Road

Klamath Falls, OR 97601

Escrow No. MT78524-MS

Title No. 0078524

SWD

### STATUTORY WARRANTY DEED

Jean Gay Edwards, Grantor(s) hereby convey and warrant to James C. Madden, 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:

Lots 24A, 25A, 25B, 26A, 26B, 27A, and 27B, Block 7, RAILROAD 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 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 20th day of Feb, 2007

Jean Gay Edwards  
Jean Gay Edwards

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 2/20, 2007 by Jean Gay Edwards.



(Notary Public for Oregon)

My commission expires 12/20/10

21.00