

2007-003227
Klamath County, Oregon



02/26/2007 02:09:03 PM

Fee: \$21.00

After Recording Return to:

MATHEW MC VAY

525 Mesa St
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MATHEW MC VAY

Same as above

ATE: 64409ms

WARRANTY DEED
(INDIVIDUAL)

DUDLEY LENHART, herein called grantor, convey(s) to MATHEW MC VAY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 4, 5, 6, 7, 8 and 9, Block 14, CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-019AD TL 00800 KEY #433169

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$150,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of First American Exchange Company as part of tax deferred exchange for the benefit of the Grantor named herein.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated February 16, 2007.

DUDLEY LENHART

STATE OF OREGON, County of Klamath) ss.

On February 20, 2007 personally appeared the above named DUDLEY LENHART and acknowledged the foregoing instrument to be his voluntary act and deed.

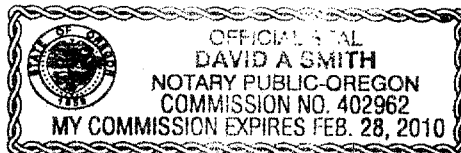
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064409

Before me:
Notary Public for Oregon
My commission expires:

Official Seal



\$21-A