



After recording return to:
Miguel Segoviano
1881 SW 1st
Redmond, OR 97756

Until a change is requested all tax statements
shall be sent to the following address:
Miguel Segoviano
1881 SW 1st
Redmond, OR 97756

File No.: 7021-1074517 (ALF)
Date: July 06, 2007

2007-012395
Klamath County, Oregon



07/12/2007 01:47:09 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Sieben-Nash Properties, LLC, Grantor, conveys and warrants to **Miguel Segoviano**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 38, 39, 40, 41, 42, 43 and 44, Block 3, INDUSTRIAL 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.

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.
2. The **2007-2008** Taxes, a lien not yet payable.

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

The true consideration for this conveyance is **\$360,000.00**. (Here comply with requirements of ORS 93.030)

APN: R612144

Statutory Warranty Deed
- continued

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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 11 day of July, 2007.

Sieben-Nash Properties, LLC

William D. Nash Member

By: William D Nash, Member

Brian E Nash member

By: Brian E Nash, Member

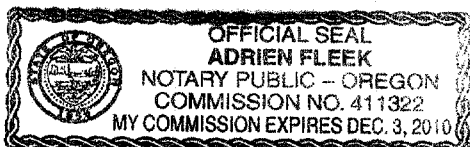
Rennie L Sieben II member

By: Rennie L Sieben II, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of July, 2007 by William D Nash, Brian E Nash, and Ronnie L Sieben II as Member of Sieben-Nash Properties, LLC, on behalf of the .

Adrien Fleeck



Notary Public for Oregon
My commission expires:

12-3-10