

MT079955

2007-013533

Klamath County, Oregon



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07/31/2007 11:14:31 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

JULIANO F. BARAGAS and LUISE T. BARAGAS, Grantor,

conveys and warrants to

DAVID W. LITSTER and LINDA LITSTER, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 10, Block 5 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 164253 M-880308

Map/Tax Lot No(s): 2607-001b0-01600 M-235144

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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)).

The true consideration for this conveyance is \$105,500.00 which is paid to an Accommodator as part of an IRC 1031 exchange.

Dated this 27 day of July, 2007.

Juliano F. Baragas
JULIANO F. BARAGAS

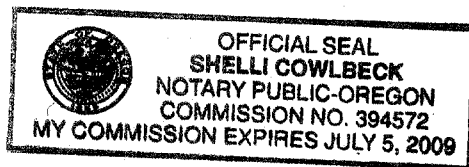
Luise T. Baragas
LUISE T. BARAGAS

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 27, 2007 by JULIANO F. BARAGAS & LUISE T. BARAGAS.

Shelli Cowlbeck
(Notary Public for Oregon)

My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

DAVID & LINDA LITSTER
1025 N 56TH PLACE
SPRINGFIELD, OR 97478