



MT79816-LW

After recording return to:

Timothy J. Hesselman

3246 Circle Crest Drive

Forest Grove, OR 97116

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

Timothy J. Hesselman

3246 Circle Crest Drive

Forest Grove, OR 97116

Escrow No. MT79816-LW

Title No. 0079816

SWD

THIS SPACE RESER

2007-013541

Klamath County, Oregon



07/31/2007 11:22:41 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Sun Forest Construction, LTD, an Oregon Corporation, Grantor(s) hereby convey and warrant to Timothy J. Hesselman and Sarah E. Hesselman, as tenants by the entirety, 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:

Lot 1261, Tract 1446, RUNNING Y RESORT, PHASE 6, 3 ADDITION,
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:
2007-2008 Real Property Taxes a lien not yet due and payable.

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 26 day of July, 2007.

Sun Forest Construction, LTD

BY: Phil Henderson
Phil Henderson, Authorized Agent

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 26, 2007 by Sun Forest Construction, LTD, by Phil Henderson as authorized agent for the Sun Forest Construction LTD



Kristine West
(Notary Public for Oregon)

commission expires 3/7/2011