

2007-013675

Klamath County, Oregon



08/02/2007 11:23:13 AM

Fee: \$21.00

MTC 80195

WARRANTY DEED -- STATUTORY FORM

HAROLD ELLIOT, Grantor,

conveys and warrants to

REED O'RYAN, Grantee,

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

Lots 9 and 10, Block 2, MAHN'S ACRES, accroding to the official plat thereof on file in th eoffice of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 131609 131583

Map/Tax Lot No(s): 2309014BA-03100-000 2309014BA-03200-000

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 \$64,000.00 which is paid to an Accommodator as part of an IRC 1031 exchange.

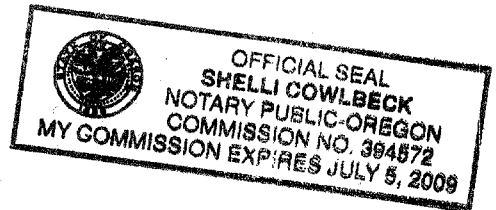
Dated this 30 day of July, 2007.


HAROLD ELLIOT

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 30, 2007 by HAROLD ELLIOT.


(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:

REED O'RYAN
P.O. BOX 934
LA PINE, OR 97739

TITLE NO. 0080195
ESCROW NO. 14-0029407

21.00