

THIS SPACE RESER

2007-014005

Klamath County, Oregon



00028708200700140050010012

08/08/2007 03:27:09 PM

Fee: \$21.00



MT79984-MS

After recording return to:

Richard T. Beard

10707 Yonna Loop Rd.

Bonanza, OR 97623

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

Richard T. Beard

10707 Yonna Loop Rd.

Bonanza, OR 97623

Escrow No. MT79984-MS

Title No. 0079984

SWD

STATUTORY WARRANTY DEED

William F. Duval and Jeanne Duval, as tenants by the entirety, Grantor(s) hereby convey and warrant to
Richard T. Beard and Sheila E. Beard, 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 17 and the Northeasterly 5 feet of Lot 16 in Block 11, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
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 7 day of August, 2007

William F. Duval
William F. Duval
Jeanne Duval
Jeanne Duval

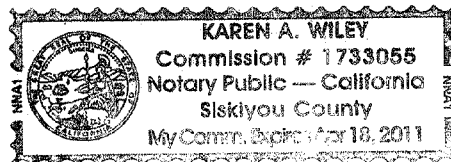
STATE OF CALIFORNIA

COUNTY OF Siskiyou^{SS}

On August 7, 2007 before me, Karen A. Wiley, Notary Public, personally appeared William F. Duval
and Jeanne Duval personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies),
and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Karen A. Wiley



2/AMT