



THIS SPACE RESE

2007-016652  
Klamath County, Oregon



09/21/2007 11:08:02 AM

Fee: \$21.00

MT80450-MS

After recording return to:

Neil Larkins

PO Box 12

Keno, OR 97627

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

Neil Larkins

PO Box 12

Keno, OR 97627

Escrow No. MT80450-MS

Title No. 0080450

SWD

### STATUTORY WARRANTY DEED

**William V. Norush**, Grantor(s) hereby convey and warrant to **Neil Larkins and Jenifer Larkins, 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 13 in Block 22 of TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, 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 20<sup>th</sup> day of September, 2007.

William V. Norush  
William V. Norush

By Michele M. Norush Atty in fact  
Michele M. Norush, his Attorney in fact

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept. 20, 2007 by Michele M. Norush, as attorney in fact for William V. Norush.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

21 AMT