

2007-017598

Klamath County, Oregon

THIS SPACE RESE



10/10/2007 11:10:22 AM

Fee: \$21.00

MTC 80529

After recording return to:

Michael Wiksten

19754 Arntz Court

Bend, OR 97702

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

Michael Wiksten

19754 Arntz Court

Bend, OR 97702

Escrow No. BT102376LS

Title No. 0080529

SWD

### STATUTORY WARRANTY DEED

Arthur B. Mills and Donald R. Mills, with the rights of survivorship, Grantor(s) hereby convey and warrant to Michael Wiksten, 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:

The Southeasterly 114 feet of Lot 1 of Block 13 and Northeasterly 5 feet of the Southeasterly 114 feet of Lot 2 of Block 13, in ORIGINAL TOWN OF LINKVILLE, according to the official plat therof on file in the office of the County Clerk of Klamath County, Oregon

Account No. 3809-032AA-  
09700-000

Key # 413751

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 27 day of Sept, 2007

Arthur B. Mills  
Donald R. Mills

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Sept 27, 2007, by Arthur B. Mills and Donald R. Mills.



Stacy M Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007

21 AMT