



THIS SPACE RES

2007-017628
Klamath County, Oregon



10/10/2007 03:07:20 PM

Fee: \$21.00

MTC80442

After recording return to:

Gary R. Holtz

1242 SE 211th Avenue

Gresham, OR 97030

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

Gary R. Holtz

1242 SE 211th Avenue

Gresham, OR 97030

Escrow No. OM102189GC

Title No. 102189

SWD

STATUTORY WARRANTY DEED

Lance M. Pixler and Gina L.S. Pixler, as tenants by the entirety, Grantor(s) hereby convey and warrant to Gary R. Holtz, 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 31, DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the Country Clerk of Klamath County, Oregon.

Key No. 887018

2407-007D0-08600-000

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.

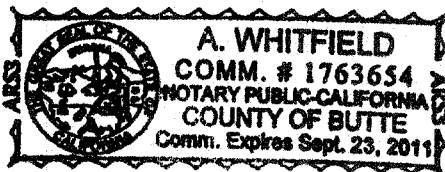
Dated this 8th day of October, 2007.

Lance M. Pixler

Gina L.S. Pixler

State of ~~Oregon~~ California
County of ~~Klamath~~ Butte

This instrument was acknowledged before me on October 8, 2007 by Lance M. Pixler and Gina L.S. Pixler.



(Notary Public for ~~Oregon~~ California)

My commission expires 9-23-2011

LAMT