

2007-018466

Klamath County, Oregon

THIS SPACE RESI



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10/26/2007 03:21:07 PM

Fee: \$21.00

**AmeriTitle**  
Part Of The JELD-WEN Family  
**MT80211-MS**

After recording return to:

Dennis L. Justice

1750 Carlson Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Dennis L. Justice

1750 Carlson Drive

Klamath Falls, OR 97603

Escrow No.

MT80211-MS

Title No.

0080211

SWD

### STATUTORY WARRANTY DEED

**Patricia A. Roberts**, Grantor(s) hereby convey and warrant to **Dennis L. Justice and Tyra L. Justice**, 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 246 of the Southerly portion of TRACTS B and C, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, 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:

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 23<sup>RD</sup> day of October, 2007

Patricia A. Roberts  
Patricia A. Roberts

State of Colorado

County of Boulder

This instrument was acknowledged before me on Oct. 23<sup>rd</sup>, 2007 by Patricia A. Roberts.

Debbie Nerad  
(Notary Public)

My commission expires 02/21/2011



My Commission Expires 02/21/2011

2/AMT