

MT 81759

2008-002354

Klamath County, Oregon



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02/25/2008 03:49:34 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

THOMAS JAMES EBELING, Grantor,

conveys and warrants to

BRYAN J. WELLS

Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 18, Block 4, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 699266

Map/Tax Lot No(s): 230902A003400

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is \$85,000.00 which is paid by an Accommodator as part of an IRC 1031 exchange.

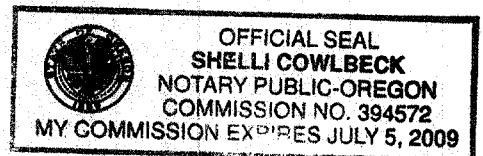
Dated this 20 day of February, 2008.

Thomas James Ebeling
THOMAS JAMES EBELING

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on February 20, 2008 by THOMAS JAMES EBELING.

Shelli Cowlbeck
(Notary Public for Oregon)
My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

BRYAN WELLS
6140 BARKER ELMS COURT
CARMICHAEL, CA 95608

TITLE NO. 81759
ESCROW NO. 14-0004008

24MT