

2008-004986

Klamath County, Oregon



00043708200800049860020020

04/04/2008 01:37:11 PM

Fee: \$26.00

After Recording Return to:

KEITH MOUSER and BARBARA MOUSER

3950th Agnewdale Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

KEITH MOUSER and BARBARA MOUSER

Same as above

ATE: 65663-MS

WARRANTY DEED
(INDIVIDUAL)

RICHARD JOHN STEINBOCK, herein called grantor, convey(s) to KEITH MOUSER and BARBARA MOUSER, ~~as tenants by the entirety~~, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

* husband and wife

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$195,500.00. The true consideration for this conveyance is pursuant to an ITC 1031 Tax Deferred Exchange on behalf of Grantor. The execution of this Deed directly to the Grantee named herein is done at the direction of Jeld-Wen Exchange Co. as part of tax deferred exchange for the benefit of the Grantor named herein.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [March 27, 2008].


RICHARD JOHN STEINBOCK

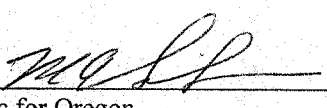
STATE OF OREGON, County of Klamath) ss.

On March 27, 2008 personally appeared the above named Richard John Steinbock and acknowledged the foregoing instrument to be his voluntary act and deed.

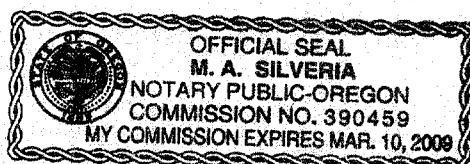
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65663MS

Before me: 
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal



\$26.00

Exhibit A

A parcel of land located in PERRY'S ADDITION TO LLOYD'S TRACTS in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 40 of Perry's Addition to Lloyd's Tracts; thence North 89° 43' East 140.96 feet; thence South 0° 07' East 113.75 feet; thence South 89° 42' West 140.5 feet; thence North 0° 21' West 113.74 feet to the point of beginning.

CODE 041 MAP 3909-011CA TL 00300 KEY #552752

As
per
B7m