

2008-010336

Klamath County, Oregon



00050026200800103360010013

07/18/2008 02:43:20 PM

Fee: \$21.00

After Recording Return to:

KATHY J. BOWERS

PO Box 419

Merrill, OR 97633

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

### WARRANTY DEED

(INDIVIDUAL)

ATE: 65874 PS

NATHAN L. BUCKLEY and MISTY D. BUCKLEY, husband and wife, herein called grantor, convey(s) to KATHY J. BOWERS, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Tract No. 5, SUNSHINE TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

CODE 228 MAP 04110-001CD TL 07700 KEY #120130

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 \$86,500.00. 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 June 4, 2008.

NATHAN L. BUCKLEY

MISTY D. BUCKLEY

STATE OF OREGON, County of Klamath) ss.

On July 17, 2008, 2008 personally appeared the above named NATHAN L. BUCKLEY and MISTY D. BUCKLEY and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 65874PS

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



#21-A