

2009-001421

Klamath County, Oregon



00059885200900014210020021

THIS SPACE

02/06/2009 11:40:13 AM

Fee: \$26.00



After recording return to:

Fred Graeber and Tamara Graeber

711 N. Eldorado Ave.

Klamath Falls, OR 97601

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

Fred Graeber and Tamara Graeber

Same as above

File No.: 7021-1336245 (DMC)

Date: January 27, 2009

STATUTORY WARRANTY DEED

Beverly Grieco, Grantor, conveys and warrants to **Fred G. Graeber and Tamara R. Graeber as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 12 IN BLOCK 4 OF TRACT 1152-NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$400,000.00, paid by an accomodator pursuant to an IRC 1031 exchange.** (Here comply with requirements of ORS 93.030)

F26-

APN: R447341

Statutory Warranty Deed
- continued

File No.: 7021-1336245 (DMC)
Date: 01/27/2009

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 14th day of February, 2009.

Beverly Grieco
Beverly Grieco

STATE OF Arizona)
County of Maricopa) ss.
)

This instrument was acknowledged before me on this 4 day of Feb., 2009
by **Beverly Grieco**.

Sachin Bhatt
Notary Public for State of Arizona
My commission expires: 4/28/2011

