

NOT 86815-MS

THIS SPA

2010-002387

Klamath County, Oregon



00080141201000023870010019

02/17/2010 03:27:36 PM

Fee: \$37.00

After recording return to:

Curtis A. Nyseth

504 Mt. Whitney Street

Klamath Falls, OR 97601

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

Curtis A. Nyseth

504 Mt. Whitney Street

Klamath Falls, OR 97601

Escrow No. MT86815-MS

Title No. 0086815

SWD r.012910

STATUTORY WARRANTY DEED

Gerald R. Cannon and Gloria A. Cannon as Trustees, of the Cannon Loving Trust Dated May 30, 1991, Grantor(s) hereby convey and warrant to Curtis A. Nyseth, 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 5 in Block 13, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12th day of Feb, 2010

Trustees of the Cannon Loving Trust Dated May 30, 1991

BY: Gerald R. Cannon
Gerald R. Cannon, Trustee, Exchangor

BY: Gloria A. Cannon
Gloria A. Cannon, Trustee, Exchangor

State of Oregon
County of Klamath

This instrument was acknowledged before me on 2/12, 2010 by Gerald R. Cannon and Gloria A. Cannon, as Trustees of the Cannon Loving Trust Dated May 30, 1991.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

37amt