

02 OCT 23 PM 3:26



After recording return to:
Mary Ann Reed

4916 E. Langdon Valley Rd,
Beaumont, OR 97105

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

[Signature]

Escrow No. K59546S
Title No. K59546-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 60459

State of Oregon, County of Klamath
Recorded 10/23/2002 3:26 P. m.
Vol M02, Pg 60459
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1
20.00 NS

STATUTORY WARRANTY DEED

J. D. Capital, LLC, as to an undivided 40.2% interest, Grantor, conveys and warrants to Mary Ann Reed, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 10 and 11 of Riverside Tracts, lying South of the County Road and West of Teare Road, in Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$100,053.00 (Here comply with the requirements of ORS 93.030)

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF NORTHWEST EXCHANGE FACILITATORS, INC., AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

Dated this 17th day of October, 2002.

J. D. Capital, LLC

By: [Signature]

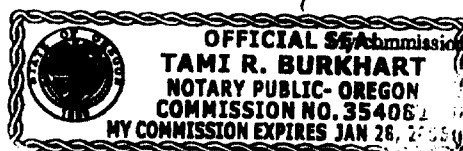
Joel C. Dasenko, Member

STATE OF OREGON
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 17th day of October, 2002
by J.D. Capital, LLC

Tami R. Burkhart
Notary Public for Oregon



Commission expires: 1-28-06

K21
30NS
41-