

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE COMPANY OF OREGON

Vol M02 Page 74016

GRANTOR'S NAME  
Charles L. Crawford and Jo Ann M. Crawford

GRANTEE'S NAME  
Jerry L. Duerksen and Rebecca J. Duerksen

SEND TAX STATEMENTS TO:  
Mr. and Mrs. Jerry L. Duerksen  
917 NW Grant Avenue  
Corvallis, OR 97330

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Jerry L. Duerksen  
917 NW Grant Avenue  
Corvallis, OR 97330

State of Oregon, County of Klamath  
Recorded 12/18/2002 3:11 p m.  
Vol M02, Pg 74016-17  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

CO2-334

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Charles L. Crawford and Jo Ann M. Crawford, Tenants by the Entirety, Grantor, conveys and warrants to

Jerry L. Duerksen and Rebecca J. Duerksen, as Tenants by the Entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

**Subject to and excepting:**

covenants, conditions, restrictions, reservations, set back lines, powers of special districts, and easements of record, if any, as well as an existing loan with an unpaid principal balance of approximately \$220,000.00, pursuant to the terms and conditions contained therein.

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$400,000.00 which is paid by a Qualified Intermediary and paid to a Qualified Intermediary as part of a S1031 deferred exchange. (See ORS 30.930.)

DATED: December 12, 2002

*Charles L. Crawford*  
Charles L. Crawford

*Jo Ann M. Crawford*  
Jo Ann M. Crawford

STATE OF OREGON  
COUNTY OF Benton

This instrument was acknowledged before me on

December 17, 2002

by Charles L. Crawford and Jo Ann M. Crawford

*Jan Connell*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 8/25/04



**EXHIBIT ONE**

**74017**

An undivided 32% interest in and to the following described real property:

Tract 13 and 14 of Subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of 33 and 34 of Altamont Ranch Tracts, in the County of Klamath, State of Oregon, except the East 10 feet thereof, conveyed to Klamath County, in Volume 168 at Page 535, Deed Records of Klamath County, Oregon.

Unofficial  
Copy