



# WESTERN

## TITLE & ESCROW COMPANY

After recording return to:

FLYNN D. CASE  
1191 Lancaster Dr., NE  
SALEM, OR 97304

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

same as above

State of Oregon, County of Klamath  
Recorded 01/28/2003 3:10 p.m.  
Vol M03 Pg 05254  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

88368

### WARRANTY DEED -- STATUTORY FORM

CRAIG L. HENDERSON, who acquired a portion of the property as CRAIG LEE HENDERSON, and ELINOR M. SHANKLIN, husband and wife, Grantor, conveys and warrants to FLYNN CASE, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

PARCEL 1: THE S 1/2 OF THE N 1/2 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, Klamath County, Oregon.

PARCEL 2: THE N 1/2 NE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, Klamath County, Oregon.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS GIVEN BY CROWN PACIFIC (OREGON) LIMITED PARTNERSHIP, TO GARY D. CLAPSHAW, DATED SEPTEMBER 1, 1994, RECORDED SEPTEMBER 6, 1994 IN VOLUME M94 PAGE 27925, DEED RECORDS OF Klamath County, Oregon.

Tax Account No(s): 148423 880794  
Map/Tax Lot No(s): 2408-2700 2408-901

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$280,000.00, PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC 1031 EXCHANGE.

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.

Dated this 23 day of January, 2003

Craig L. Henderson

Elinor M. Shanklin

STATE OF OREGON, COUNTY OF MULTNOMAH, SS.

MULTNOMAH  
This instrument was acknowledged before me on January 23, 2003 by Craig L. Henderson and Elinor M. Shanklin.

James B. Goss  
(Notary Public for Oregon)  
My commission expires DEC 5, 2006

TITLE NO. 10-0001603

