



# WESTERN

## TITLE & ESCROW COMPANY

After recording return to:  
FLYNN D. CASE  
1191 Lancaster Dr., NE  
SALEM, OR 97304

State of Oregon, County of Klamath  
Recorded 01/29/2003 3:10 p m.  
Vol M03 Pg 05567  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

same as above

88368

### WARRANTY DEED -- STATUTORY FORM

Flynn Case, Grantor, conveys and warrants to FLYNN D. CASE, Trustee of the Flynn D. Case Living Trust, 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.

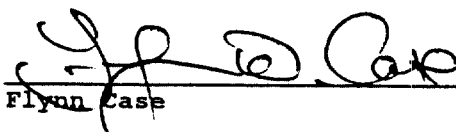
Tax Account No(s): 148423 880794  
Map/Tax Lot No(s): 2408-2700 2408-901

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.

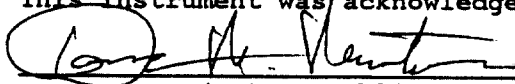
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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.

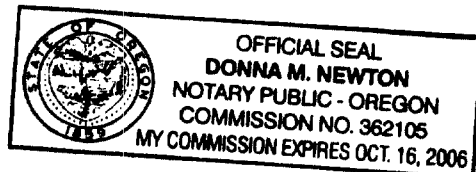
  
Flynn Case

STATE OF OREGON, COUNTY OF Marion, ss.

This instrument was acknowledged before me on January 23, 2003 by Flynn Case.

  
(Notary Public for Oregon)  
My commission expires OCT. 16, 2006

TITLE NO. 10-0001603



K21-