

03 APR 15 PM 2:53



After recording return to:  
K-Cubed, LLC  
24500 North Poe Valley Road  
Klamath Falls, OR 97603

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

K-Cubed, LLC  
24500 North Poe Valley Road  
Klamath Falls, OR 97603

File No.: 7021-119400 (SAC)  
Date: March 18, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 23960

State of Oregon, County of Klamath

Recorded 04/15/2003 2:53 p.m.

Vol M03 Pg 23960-62

Linda Smith, County Clerk

Fee \$ 31 # of Pgs 3

## STATUTORY WARRANTY DEED

**John Frances Marshall as to an undivided 1/4 interest; Janice C. Scott as to an undivided 1/4 interest; Patricia Anne Shuck as to an undivided 1/4 interest; Gregory Klimback as to an undivided 1/16th interest; Krista Crawford, who acquired title as Krista Klimback Adams as to an undivided 1/16th interest; Brenda Morales, who acquired title as Brynn J. Morales as to an undivided 1/16th interest; and Steven Klimback as to an undivided 1/16th interest, as to Parcel 1. Patricia Anne Shuck, Trustee of the Estate of John A. Marshall, as to Parcel 2,** Grantor, conveys and warrants to **K-Cubed, LLC, a Oregon Limited Liability Company**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from 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 **\$245,000.00 "which a portion is paid to a Qualified Intermediary as part of a 1031 deferred exchange."** (Here comply with requirements of ORS 93.030)

APN: 596304

Statutory Warranty Deed  
- continuedFile No.: 7021-119400 (SAC)  
Date: 03/18/2003

John Francis Marshall by Patricia Anne Shuck atty-in-fact  
John Frances Marshall

Patricia Anne Shuck  
Patricia Anne Shuck

Janice Scott by Patricia Anne Shuck atty-in-fact  
Janice Scott

Gregory Klimback by Patricia Anne Shuck atty-in-fact  
Gregory Klimback

Krista Crawford - Krista  
Krista Crawford who acquired title as Krista Klimback Adams  
Krista Klimback Adams  
Steven Klimback  
Steven Klimback

Brenda Morales - Brynn J.  
Brenda Morales who acquired title as Brynn J. Morales  
Brynn J. Morales  
Patricia Anne Shuck by Patricia Anne Shuck atty-in-fact  
The Estate of John A. Marshall

by Patricia Anne Shuck by attly-in-fact

by Patricia Anne Shuck atty-in-fact

Patricia Anne Shuck  
Patricia Anne Shuck, Trustee

STATE OF Oregon )

County of Klamath )ss.

This instrument was acknowledged before me on this 11th day of April, 2003  
by **John Frances Marshall, Janice Scott, Patricia Anne Shuck, Gregory Klimback, Krista Crawford, Brenda Morales, Steven Klimback, and Patricia Anne Shuck, Trustee of The Estate of John A. Marshall** BY PATRICIA ANNE SHUCK AS ATTORNEY IN FACT, PATRICIA ANNE SHUCK, INDIVIDUALLY, PATRICIA ANNE SHUCK, AS TRUSTEE OF THE JOHN A MARSHALL TRUST

[Signature]  
Notary Public for Oregon

My commission expires: 8/2/03

APN: 596304

Statutory Warranty Deed  
- continuedFile No.: 7021-119400 (SAC)  
Date: 03/18/2003**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

SE1/4 NE1/4 of Section 12 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a Portion of Parcel 1 of Land Partition 12-01, Klamath County, Oregon.

**Parcel 2:**

NE1/4 NE1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian; Lot 4, SE1/4 SW1/4, S1/2 SE1/4 of Section 7;  
SW1/4 SW1/4 Section 8; NW1/4, N1/2 SW1/4 Section 17; Lot 1, N1/2 NE1/4, SE1/4 NE1/4, NE1/4 NW1/4, that portion of SE1/4 NW1/4 lying Northeast of North Poe Valley Road of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, being a portion of Parcel 1 and all of Parcel 2 of Land Partition LP-12-01, Klamath County, Oregon.