

08 SEP 8 PM 2:25

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After Recording Return to:  
Clara Callahan, Trustee  
CLARA CALLAHAN REVOCABLE TRUST  
4517 W. Winter Ave  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 09/08/03 2:25 p m  
Vol M03 Pg 66449-50  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

Until a change is requested all tax statements  
Shall be sent to the address shown above.

**ATE 57545**  
**WARRANTY DEED**  
(INDIVIDUAL)

JOE D. ASHBY and CHRIS E. C. ASHBY, husband and wife, herein called grantor, convey(s) to CLARA CALLAHAN, TRUSTEE of the CLARA CALLAHAN REVOCABLE TRUST, an undivided one-half interest, in that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$84,141.00, as paid by an accommodator, pursuant to an IRC 1031 Exchange.  
(here comply with the requirements of ORS 93.930)

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 September 2, 2003.

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JOE D. ASHBY

CHRIS E. C. ASHBY

STATE OF OREGON, County of Klamath) ss.

On September 8<sup>th</sup>, 2003, personally appeared the above named JOE D. ASHBY and CHRIS E. C. ASHBY and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057545

Before me: Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2005

Official Seal



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A parcel of land situated in the S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the Section line and North 88° 57' East, a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 in Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing North 88° 57' East a distance of 135.0 feet to a point; thence North 1° 12' West parallel to the Section line a distance of 331.4 feet, more or less, to an iron pin in the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence South 88° 58' West along the said North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 135.0 feet to an iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning of said tract, in the S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of said tract.