

WJZ - 63717 MS

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After recording return to:
AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH ST. NE
SALEM, OR 97301

State of Oregon, County of Klamath
 Recorded 02/02/2004 11:08 a m
 Vol M04 Pg 6252
 Linda Smith, County Clerk
 Fee \$ 2100 # of Pgs 1

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

AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH ST. NE
SALEM, OR 97301

Escrow No. MT63717-MS

STATUTORY WARRANTY DEED

JOE H. VICTOR, Grantor(s) hereby convey and warrant to GERALD BENTON WHITLATCH, AS TO AN UNDIVIDED 78.95% INTEREST, AND AMERICAN EXCHANGE SERVICES, INC., AN OREGON CORPORATION, AS TO AN UNDIVIDED 21.05% INTEREST, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

The Southerly 71 feet of Lot 2, LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-011CB-01300-000

Key No.: 553305

3909-011CB-01300

553305

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 30th day of January, 2004

Joe H. Victor
 JOE H. VICTOR

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on 1/30/04 by JOE H. VICTOR.



Marjorie A. Stuart
 (Notary Public for Oregon)

My commission expires 12/20/06

2/2/04
 km