



After recording return to:  
Timcor Financial Corporation  
2118 Eberlein  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Timcor Financial Corporation  
2118 Eberlein  
Klamath Falls, OR 97601

File No.: 7021-326140 (SAC)  
Date: March 08, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 03/16/2004 3:19 P m  
Vol M04 Pg 15000-01  
Linda Smith, County Clerk  
Fee \$ 210.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Steven F. Michaels and Irene A. Michaels as tenants by the entirety, Grantor, conveys and warrants to Bernard S. Gresham and Shirley M. Gresham as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 6 in Block 210 Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

File F


15001


APN: 632391

Statutory Warranty Deed  
- continued

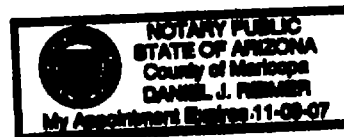
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The true consideration for this conveyance is \$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee." (Here comply with requirements of ORS 93.030)

  
Steven F. Michaels

  
Irene A. Michaels

STATE OF ~~Oregon~~ Arizona )  
County of ~~Klamath~~ Maricopa ) ss.



This instrument was acknowledged before me on this 11 day of March, 2004  
by Steven F. Michaels and Irene A. Michaels



Notary Public for ~~Oregon~~ Arizona  
My commission expires: 11-09-07

STATE OF OREGON,

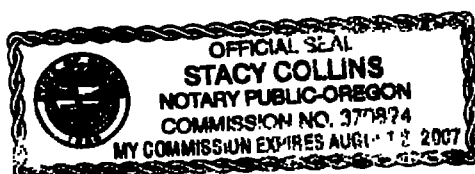
County of Klamath } ss.

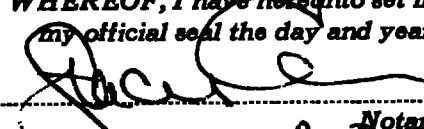
FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 15th day of March, 2004,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Irene A. Michaels

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



  
Notary Public for Oregon  
My commission expires 8-2-07