

mtc- 43788 MS

Vol M04 Page 46369

04 JUL 15 PM 3:11

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 07/15/2004 3:11 P m
Vol M04 Pg 46369-7/
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After Recording, Return To:

Kimberli Clements

1759 CARLSON DRIVE
KLAMATH FALLS, OR 97603

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

Gerald Benton Whitlatch

3. Indirect Party (Grantee):

Kimberli Clements

4. True and Actual Consideration Paid:

**\$none given – pursuant to an IRC 1031 tax deferred exchange on behalf of
Grantor/Grantee**

5. Legal Description:

See Exhibit "A" attached thereto and made a part thereof

3/00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kimberli Clements1759 Carlson DriveKlamath Falls, OR 97603

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

Kimberli Clements1759 Carlson DriveKlamath Falls, OR 97603

Escrow No. MT63788-MS

STATUTORY WARRANTY DEED

GERALD BENTON WHITLATCH, Grantor(s) hereby convey and warrant to **Kimberli Clements**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**583504****3909-02500-01300**

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:

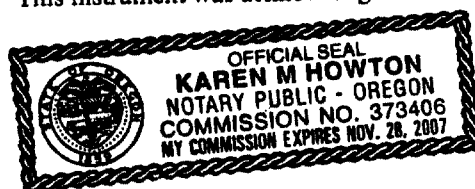
The true and actual consideration for this conveyance is pursuant to an IRC 1031 tax deferred exchange on behalf of Grantor/Grantee

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 7 day of July, 04.

Gerald Benton Whitlatch
GERALD BENTON WHITLATCH

State of Oregon

County of UnionThis instrument was acknowledged before me on July 7, 2004 by GERALD BENTON WHITLATCH.

Karen M. Howton
(Notary Public for Oregon)

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of land situated in the SE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Deed Volume M01, page 6670, Microfilm Records of Klamath County, Oregon, said point being on the West right of way line of State Highway 39, from the Northeast corner of the SE1/4 of said Section 25 bears North 89° 57' East 50 feet; thence South 89° 57' West, along the said North line, 210 feet to a point on the North line of that Tract of land described in Deed Volume M03, page 05798, Microfilm Records of Klamath County, Oregon; thence along the North line of said Deed Volume, South 89° 57' West 10.3 feet, South 72° 41' West 196.7 feet, South 83° 19' West 216.8 feet and North 52° 23' West 190 feet, more or less, to the East right of way line of the USBR A-7 Lateral; thence Northerly along the said right of way line 1120 feet, more or less, to the Southwesterly right of way line of the Burlington Northern Railroad; thence Southeasterly, along the said right of way line, 1030 feet, more or less, to the West right of way line of said State Highway 39; thence South 400 feet, more or less, to the point of beginning.

Tax Account No.:3909-02500-01300-000

Key No.: 583504