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State of Oregon, County of Klamath  
Recorded 09/01/04 10:55 a m  
Vol M04 Pg 58479-80  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

## RECORDING COVER SHEET

### ALL TRANSACTIONS, PER ORS 205.234

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

#### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

DIANA M. CLEMENS  
435 MCKINLEY STREET  
KLAMATH FALLS, OR 97601

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).  
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

STATUTORY WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
GRANTOR, as described in ORS 205.160.

JERRY I. OGAWA AND BARBARA E. OGAWA, AS TENANTS BY THE ENTIRETY

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or  
GRANTEE, as described in ORS 205.160.

DIANA M. CLEMENS AND JOHN H. CLEMENS, AS TENANTS BY THE ENTIRETY

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

DIANA M. CLEMENS 435 MCKINLEY STREET, KLAMATH FALLS, OR 97601

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

260 am  
N/A



58480

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DIANA M. CLEMENS

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

DIANA M. CLEMENS

Escrow No. MT66360-TM

### STATUTORY WARRANTY DEED

JERRY I. OGAWA and BARBARA E. OGAWA, as tenants by the entirety, Grantor(s) hereby convey and warrant to DIANA M. CLEMENS and JOHN H. CLEMENS, as tenants by the entirety, 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:

**Lots 9 and 10, Block 23, FIRST 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.**

Tax Account No: 3809-032BA-06901-000

Key No: 885526

The above-described property is free of encumbrances except all thing 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.**

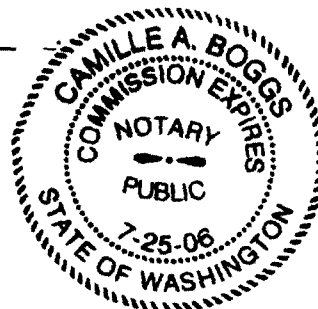
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18 day of Aug 2004

Barbara E. Ogawa  
 BARBARA E. OGAWA

Jerry I. Ogawa  
 JERRY I. OGAWA

State of Washington  
 County of Pacific



This instrument was acknowledged before me on August 18, 2004 by JERRY I. OGAWA and BARBARA E. OGAWA.

Jerry I. Ogawa

Camille A. Boggs  
 (Notary Public)

My commission expires July 25, 2006