

04 OCT 12 AM 11:16

State of Oregon, County of Klamath
Recorded 10/12/04 11:16a m
Vol M04 Pg 69086
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 433546

WARRANTY DEED -- STATUTORY FOR

DOUGLAS V. THACKERY and TRACY L. THACKERY, husband and wife, Grantor,
conveys and warrants to

KENNETH B. CLARKE and MICHAEL ANN CLARKE, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No(s): 744788
Map/Tax Lot No(s): 2309-013CO-00100

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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.

The true consideration for this conveyance is \$260,000.00 which is paid by an Accommodator as part of an IRC 1031 exchange.

Dated this 1st day of ~~August~~ ^{SEPTEMBER}, 2004.

Douglas V. Thackery
DOUGLAS V. THACKERY
Tracy L. Thackery
TRACY L. THACKERY

STATE OF OREGON, COUNTY OF Douglas SS.

This instrument was acknowledged before me on ~~August~~ ^{Sep t} 1, 2004 by DOUGLAS V. THACKERY and TRACY L. THACKERY.

Peggy Lea Oliver

(Notary Public for Oregon)

My commission expires 2-4-06



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
KENNETH B. & MICHAEL ANN CLARKE
PO BOX 1015
LA PINE, OR 97739

TITLE NO. 433546
~~14-0064304~~
ESCROW NO. 14-0064304

21-F