

04 OCT 14 PM 3:53

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State of Oregon, County of Klamath

Recorded 10/14/04 3:53 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

1st 452829
WARRANTY DEED -- STATUTORY FORM

VERNON LEON SHADER, 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:

LOTS 141 AND 142 BLOCK 1 SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): R142465 R142474 872433 872460

Map/Tax Lot No(s): 231036-DO-07400 231036-DO-07300 M-172735 M151467

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 \$65,000.00 which is paid by an Accommodator as part of an IRC 1031 exchange.

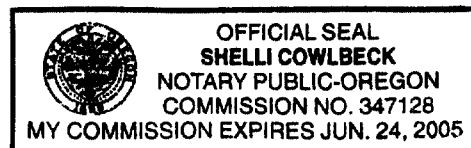
Dated this 13 day of October, 2004.

Vernon Leon Shader
VERNON LEON SHADER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on October 13, 2004 by VERNON LEON SHADER.

Shelli Cowlbeck
(Notary Public for Oregon)
My commission expires 6-24-05



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. AND MICHAEL ANN CLARKE
PO BOX 1015
LA PINE, OR 97739

TITLE NO. 7029452829
ESCROW NO. 14-0077704

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