

MT68012 SH

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State of Oregon, County of Klamath
 Recorded 12/30/04 3:36 p m
 Vol M04 Pg 89788
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:
RANDALL P. BANCROFT
12560 Pearson Butte Trail
Klamath Falls, OR 97603

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

RANDALL P. BANCROFT
12560 Pearson Butte Trail
Klamath Falls, OR 97603

Escrow No. MT68012-SH

STATUTORY WARRANTY DEED

RYAN D. BROWN and SHAYLA M. BROWN, as tenants by the entirety, and JIMMIE DONALD THEABOLT and ANNA RUTH THEABOLT, as tenants by the entirety, all with rights of survivorship, Grantor(s) hereby convey and warrant to RANDALL P. BANCROFT and TAMERA C. BANCROFT, 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:

Beginning at the most Easterly corner of Lot 6 in Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Manzanita Street 100 feet; thence Southwesterly parallel to Manzanita Street 50 feet; thence Southeasterly at right angles to Manzanita Street 100 feet; thence Northeasterly along the Northwesterly line of Manzanita Street 50 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 50 of HOT SPRINGS ADDITION.

Tax Account No: 3809-028BC-03400-000 Key No:217713

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 30th day of December, 2004

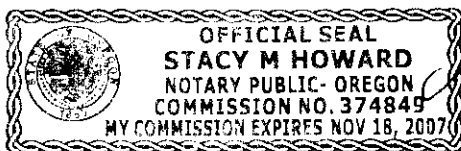
[Signature]
 RYAN D. BROWN

Shayla M. Brown
 SHAYLA M. BROWN

Jimmie Donald Theabolt
 JIMMIE DONALD THEABOLT
 BY: Shayla M. Brown attorney in fact
 SHAYLA M. BROWN HIS ATTORNEY IN FACT

Anna Ruth Theabolt
 ANNA RUTH THEABOLT
 BY: Shayla M. Brown attorney in fact
 SHAYLA M. BROWN HER ATTORNEY IN FACT

State of Oregon
 County of KLAMATH
 This instrument was acknowledged before me on Dec 30, 2004 by RYAN D. BROWN AND SHAYLA M. BROWN, INDIVIDUALLY AND SHAYLA M. BROWN AS ATTORNEY IN FACT FOR JIMMIE DONALD THEABOLT and ANNA RUTH THEABOLT.



Stacy M. Howard
 (Notary Public for Oregon)
 My commission expires 11/18/2007

9/10
 [Signature]