

M06-00355

Klamath County, Oregon

01/06/2006 02:58:04 PM

Pages 1 Fee: \$21.00

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

CENTRAL OREGON REALTY, INC.

51379 HWY 97

LA PINE, OR 97739

1st 739769

WARRANTY DEED -- STATUTORY FORM

KENNETH B. CLARKE and MICHAEL ANN CLARKE, as tenants by the entirety, Grantor,

conveys and warrants to

CENTRAL OREGON REALTY, INC., Grantee,

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

LOT 18, BLOCK 6 OF WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THERE OF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): R128711

Map/Tax Lot No(s): 2309-001C0-07100

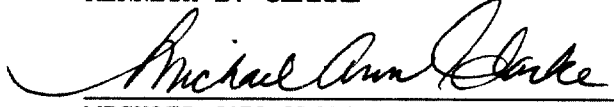
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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 \$ 104,000.00 which is paid to an Accommodator as part of an IRC 1031 exchange.


Dated this 5 day of January, 2006.

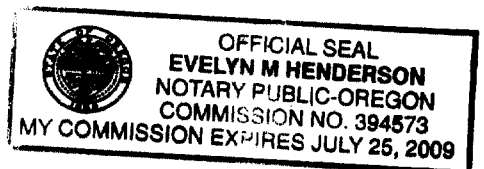

KENNETH B. CLARKE


MICHAEL ANN CLARKE

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 5, 2006 by KENNETH B. CLARKE and MICHAEL ANN CLARKE.


(Notary Public for Oregon)
My commission expires 7.25-09



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

TITLE NO. 7029-739769
ESCROW NO. 14-0113605

21F