



After recording return to:  
Rich Timm  
PO Box 1076  
Middleton, CA 95461

Until a change is requested all tax statements  
shall be sent to the following address:  
Rich Timm  
Address as shown above.

File No.: 7021-809409 (MTA)  
Date: April 28, 2006

**M06-09996**

Klamath County, Oregon

05/17/2006 03:48:37 PM

Pages 2 Fee: \$26.00

THIS SF.

### **STATUTORY WARRANTY DEED**

**PINE FLAT, LLC, an Oregon Limited Liability Company**, Grantor, conveys and warrants to **RICH TIMM**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of Section 24, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$465,000.00, as paid to by an Accommodator pursuant to an IRC 1031 Exchange..** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

26. F

APN: R891327

Statutory Warranty Deed  
- continued

File No.: 7021-809409 (MTA)  
Date: 04/28/2006

Dated this 15 day of May, 2006

Pine Flat, LLC, an Oregon Limited Liability  
Company

Thomas J. Purtzer  
By: Thomas J. Purtzer, Managing  
Member

STATE OF Oregon )  
County of Jackson )ss.

This instrument was acknowledged before me on this 15 day of May, 2006  
by Thomas J. Purtzer as Managing Member of Pine Flat, LLC, on behalf of the Limited Liability Company.

Regina E. Parks  
Notary Public for Oregon  
My commission expires: 6-10-07

