



2006-017727

Klamath County, Oregon



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09/01/2006 03:19:29 PM

Fee: \$26.00

Exchange No. X06-4196

Tax Acct No. R144356

Map/Tax Lot No. R-2406-001BD-0290-000

MTC-1396-8020

SPECIAL WARRANTY DEED

DONNA JO EXCHANGE, LLC, an Oregon limited liability company, Grantor,

conveys and specially warrants without recourse to

Donna Jo Dammen Dershon, sole Trustee, or her successors in trust, under the Donna Jo Dammen Miller Living Trust, dated January 26, 2004, and any amendments thereto, Grantee,

The following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

SEE ATTACHED EXHIBIT A

Except the following encumbrances: ANY LIENS OR ENCUMBRANCES OR OTHER DEFECTS OF TITLE ARISING FROM THE CONSTRUCTION OF IMPROVEMENTS ON THE HEREIN DESCRIBED REAL PROPERTY; SAID IMPROVEMENTS BEING CONVEYED IN A "AS IS" CONDITION.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is: PURSUANT TO AN IRC 1031 EXCHANGE.

Dated this 31 day of August, 2006

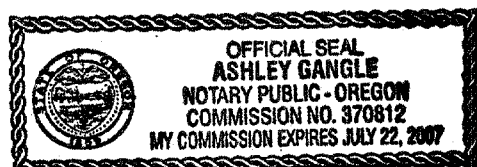
DONNA JO EXCHANGE, LLC, an Oregon limited liability company

By Marilyn Bolden
Marilyn Bolden, Manager

State of Oregon

} ss.

County of Lane

This instrument was acknowledged before me on August 31, 2006, by Marilyn Bolden, as Manager of DONNA JO EXCHANGE, LLC, on behalf of the company.Ashley Gangle
Notary Public for Oregon
My commission expires: July 22, 2007After Recording return to:
Cascade Exchange Services, Inc.
811 Willamette Street
Eugene, OR 97401Until a change is requested all tax statements shall be sent to the following address:
Donna Jo Dammen Dershon
4637 Concord Street
Eugene, OR 97402

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

26.00

EXHIBIT A

Lot 14, Block 2, CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an easement for access and utilities over the Westerly 30 feet of Lot 15, Block 2, CRESCENT MEADOWS, Klamath County, Oregon.