

2007-000984

Klamath County, Oregon



00013232200700009840010011

01/19/2007 11:19:09 AM

Fee: \$21.00

MTCT77986

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., an Oregon Corporation, 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 #'s : 142474, 142465, M872460, M872433
MAP/TAX LOT #'s : 2310-036D0-07300 & 2310-036D0-07400

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.

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 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 CHAPTER
1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is \$ 114,800.00 which is paid to
an Accommodator as part of an IRC 1031 exchange.

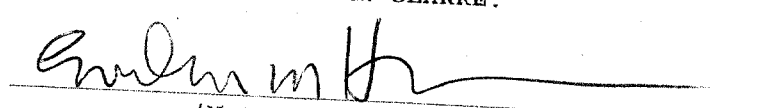
Dated this 18 day of January, 2007.


KENNETH B. CLARKE


MICHAEL ANN CLARKE

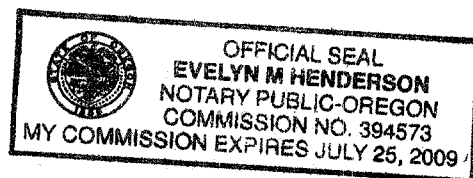
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 18, 2007 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

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

CENTRAL OREGON REALTY
51379 HWY 97
LA PINE, OR 97739

TITLE NO. 14-0062106

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