

93 JUN 3 PM 3 30



WARRANTY DEED

AFTER RECORDING RETURN TO:

MARK M. BIRD
1713 LEXINGTON
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

RODERICK D. HALL hereinafter called GRANTOR(S), convey(s) to
 MARK M. BIRD hereinafter called GRANTEE(S), all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

Lot 5, Block 25, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon. EXCEPTING THEREFROM
 the Easterly 100 feet thereof.

Code 1 Map 3809-29AD TL 7900

"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 covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and those apparent on the land, and Trust
 Deed recorded December 22, 1992 in Book M-92 at page 30453,
 which Grantee herein does not assume nor agree to pay,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$45,000.00 paid to an accomodator pursuant to an IRC 1031
 exchange.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 2nd day of May, 1993.

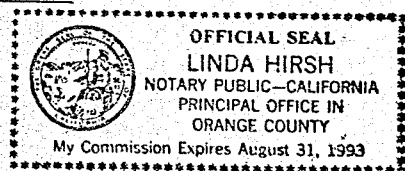
X Roderick D. Hall
 RODERICK D. HALL

STATE OF CALIFORNIA, County of Orange)ss:

On this 2nd day of JUNE, 1993,

Personally appeared the above named RODERICK D. HALL and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me: Linda Hirsh
 Notary Public for California
 My Commission Expires: 8/31/93



1578-1964

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of June A.D., 19 93 at 3:30 o'clock P.M., and duly recorded in Vol. M93
of _____ of Deeds on Page 12789.

FEE \$35.00

Evelyn Biehn - County Clerk
By Pauline Muelin

FEE \$35.00

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.