

#0303993/ Vol.m93 Page 12880 WARRANTY DEED

AFTER RECORDING RETURN TO:

GARLAND NORRIS GAINES ELAINE LOUISE GAINES JULIAN, CA 9204

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

GREGORY ALAN SCHECHTEL hereinafter called GRANTOR(S), convey(s) to GARLAND NORRIS GAINES and ELAINE LOUISE GAINES, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The E 1/2 E 1/2 E 1/2 SW 1/4 and the W 1/2 W 1/2 SE 1/4 and the W 1/2 E 1/2 W 1/2 SE 1/4 of Section 16, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 138 Map 3407-1600 TL 700

"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 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 \$70,000.00 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 with day of May 1993.

Angery Olan &C GREGORY ALAN SCHECHTEL

STATE OF OREGON, County of Klamath)ss.

On this 2 gth day of May, 1993,

Personally appeared the above named GREGORY ALAN SCHECHTEL and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Notary Public for Oregon

My Commission Expires:

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STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of. Aspen Title co st of ______ Aspen Title co _____ the ____ 4tn ____ A.D., 19 93 ___ at 10:55 ____ o'clock __ A_M., and duly recorded in Vol. ___ June Deeds on Page <u>12880</u> Evelyn Biehn County Clerk
By Caudence Musicadure FEE \$35.00 TO THE ARREST OF SECTION 16. (Obneh-sp. 24 South 2 Section 16. (Obneh-sp. 24 South 1 Section Artistanty 6 Levo per signi mos ji CHES ANT ALL WE USE OF THE PROPERTY DESCRISSED DR.
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