

KNOW ALL MEN BY THESE PRESENTS, that

PATRICK M. PARDY

hereby called the grantor, for the consideration hereinafter stated, to grantor paid by

SECTION 1031 SERVICES, INC.

hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of CLATSOP and State of Oregon, described as follows, to-wit:

SEE INSTRUMENT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

**as part of a 1031 Tax Deferred Exchange

MOUNTAIN TITLE COMPANY

"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."

to have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00 **see above

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of November, 19 93; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Clatsop ss.November 12 19 93

Personally appeared the above named

PATRICK M. PARDY

Patrick M. Pardy
PATRICK M. PARDY

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-2-96

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

PATRICK M. PARDY

825 SW 239TH AVE

HILLSBORO, OR 97123

GRANTOR'S NAME AND ADDRESS

SECTION 1031 SERVICES, INC.

10 LAKE BELLEVUE, SUITE 101

BELLEVUE, WA 98005

GRANTEE'S NAME AND ADDRESS

SECTION 1031 SERVICES, INC.

10 LAKE BELLEVUE, SUITE 101

BELLEVUE, WA 98005

NAME ADDRESS, ZIP

SECTION 1031 SERVICES, INC.

10 LAKE BELLEVUE, SUITE 101

BELLEVUE, WA 98005

NAME ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Recording Officer

By _____

Deputy

35541

MTC Number: 31505-KR

LEGAL DESCRIPTION

A portion of Lot 2 in block 65, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 2, Block 65, NICHOLS ADDITION to the City of Klamath Falls, Oregon, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of beginning, in the County of Klamath, State of Oregon.

SUBJECT TO:

Trust Deed recorded on July 18, 1990, in Volume M90, page 14236, Microfilm Records of Klamath County, Oregon in favor of California Horizons Investment #86-1X as Beneficiary which the Grantees named in this Warranty Deed DO NOT agree to assume nor pay and the Grantors herein agree to hold Grantees harmless therefrom; and Trust Deed recorded June 16, 1992 in Volume M92, page 13235, Microfilm Records of Klamath County, Oregon in favor of David E. Kampfen and Clara L. Kampfen, as Beneficiary who subsequently assigned to Rogue Investments, Inc., an Oregon corporation, as Beneficiary which the Grantees named herein agree to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Dec. A.D., 19 93 at 3:40 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 35540

Evelyn Biehn County Clerk

By Pauline Millmore

FEE \$35.00