



84899

07-27-94A10:34 RCVD

Vol 94 Page 22955

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041903

AFTER RECORDING RETURN TO:
5-J Limited Partnership

PO Box 66
Riddle, OR 97469

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

CARSON P. MERKLEY, who acquired title as Carson C. Merkley, and
ELIZABETH M. MERKLEY, husband and wife, hereinafter called
GRANTOR(S), convey(s) to 5-J LIMITED PARTNERSHIP, an Oregon
Limited Partnership, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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 30.390."

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 apparent upon 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
\$37,000.00 paid to an accommodator 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 16th day of July, 1994.

Carson P. Merkley
CARSON P. MERKLEY

Elizabeth M. Merkley
ELIZABETH M. MERKLEY

STATE OF OREGON

County of Klamath) ss.

The foregoing instrument was acknowledged before me this 25th
day of July, 1994, by Carson P. Merkley and Elizabeth M.
Merkley.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

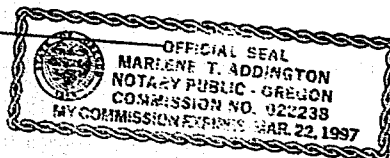


EXHIBIT "A"

22956

PARCEL 1:

The N 1/2 SE 1/4 SW 1/4 of Section 30, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 92 MAP 3614-30CO TL 3700

PARCEL 2:

The S 1/2 SE 1/4 SW 1/4, of Section 30, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 92 MAP 3614-30CO TL 3800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of July A.D., 19 94 at 10:34 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 22955.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mulendore