

K-47236

STATUTORY WARRANTY DEED
 (Individual or Corporation)

John C. Gretlein and Catherine L. Gretlein

, Grantor,

conveys and warrants to Thomas A. Barth

, Grantee.

the following described real property in the County of Klamath and State of Oregon.

- PARCEL 1: Lot 21, LESS AND EXCEPTING the Northerly 22 feet, and the Northerly 31 feet of Lot 22, Block 4, West Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
- PARCEL 2: Lot 20 and the Northerly 22 feet of Lot 21, Block 4, West Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
- PARCEL 3: Lot 22, LESS AND EXCEPTING the Northerly 31 feet, and the Northerly 60 feet of Lot 23, Block 4, West Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE EXECUTION OF THIS DEED BY THE GRANTOR IS BEING MADE AT THE DIRECTION OF CLTC EXCHANGE COMPANY, AS THE HEREIN DESCRIBED PROPERTY IS A PORTION OF A TAX DEFERRED EXCHANGE BY SAID GRANTOR.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

** "as paid by an accommodator pursuant to an IRC 1031 Exchange"

The true consideration for this conveyance is \$ 340,000.00 ** (Here comply with the requirements of ORS 93.030*).

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.

DATED this 12th day of December 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

John C. Gretlein
John C. Gretlein

Catherine L. Gretlein
Catherine L. Gretlein

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

After recording return to:

Thomas A. Barth
727 Third Avenue
San Francisco, Ca. 94118
NAME, ADDRESS, ZIP

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

Thomas A. Barth
727 Third Avenue
San Francisco, Calif. 94118

THIS SPACE RESERVED FOR RECORDER'S USE

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Napa } S.S.

On December 12, 1994 before me,
Annette Morrison

a Notary Public in and for said County and State, personally appeared
John C. Gretlein
Catherine L. Gretlein

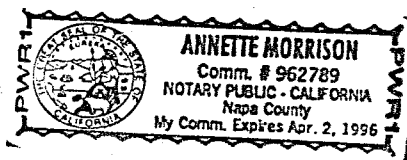
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Annette Morrison

F 2492 (5-91)

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day
of Dec A.D., 19 94 at 11:21 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 38041

FEE \$35.00

Evelyn Biehn - County Clerk

By Laurenne M. Nelson