

94915

K-47414
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David D. Reeder and Sue Ann Reeder, hereinafter called Grantors, for the consideration hereinafter stated, to grantors paid by John C. Gretlein and Catherine L. Gretlein, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto Grantees and Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 1, 2, 3, 4, and 5, Block 1, REPLAT NO. 1 of a portion of SUNNYSIDE ADDITION to the City of Klamath Falls, together with that portion of vacated 5th Avenue adjacent to Lot 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Deed of Easement, including the terms and provisions thereof, given by David D. Reeder and Sue Ann Reeder, husband and wife, Grantors, to Henry J. Caldwell, Jr. and Deborah L. Caldwell, dated March 20, 1992, and recorded November 3, 1992, in M-92 on page 24933, records of Klamath County, Oregon.

2. Deed of Easement, including the terms and provisions thereof, given by Henry J. Caldwell, Jr. and Deborah L. Caldwell, to David D. Reeder and Sue Ann Reeder, dated March 20, 1992, and recorded November 3, 1992, in M-92 on page 25936, records of Klamath County, Oregon.

Account Nos. 3809-20CA-200; 3809-20CA-300
3809-20CA-400; 3809-20CA-500;
3809-20CA-600

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

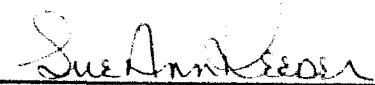
And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors will warrant and forever defend the said premises and every part and parcel 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 \$ 270,000.00.

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.

In Witness Whereof, the Grantors have executed this instrument this 3rd day of ~~December~~ February, 1995


David D. Reeder


Sue Ann Reeder

When recorded return to:
John C. & Catherine L. Gretlein
2928 Front Street
Klamath Falls, OR 97601

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/882-7229

O.S.B. #701336

Warranty Deed - Page 1.

1 STATE OF OREGON)
2 County of Klamath) SS

3 This instrument was acknowledged before me on February 3, 1995
4 David D. Reeder and Sue Ann Reeder. ~~December~~ 1994, by

5 Genine Johnson
Notary Public for Oregon

My Commission Expires: September 28, 1996

6 After recording, return to:
7 John C. Gretlein

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9 Until a change is requested,
10 mail tax stmts to:
11 John C. & Catherine L. Gretlein
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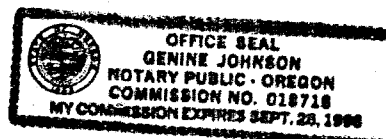


EXHIBIT "A"

The execution of this deed directly to the Grantee named is done at the direction of CLTC Exchange Company as part of a Tax deferred exchange for the benefit of said Grantor and Grantee.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 15th day
of Feb A.D., 19 95 at 3:27 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 3405
Bernetha G. Letsch County Clerk
By Douline Mullender

FEE \$40.00