



06-30-95PC3:46 RCVD

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043168

AFTER RECORDING RETURN TO:
 GREGORY A. & MAUREEN G. THOMAS
 6516 TEARE LANE
 BONANZA, OREGON 97623

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

ERNEST H. HOPPER AND JUANITA B. HOPPER, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to GREGORY A. THOMAS
 AND MAUREEN G. THOMAS, husband and wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Parcel 2 of Land Partition 31-95 being situated in Government
 Lots 3 and 4 of Section 19, Township 39 South, Range 12 East of
 the Willamette Meridian and Government Lot 1 and the NE 1/4 NW
 1/4 of Section 30, Township 39 South, Range 12 East of the
 Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 56 MAP 3912 TAX LOT 3900 (covers additional property)
 CODE 56 MAP 3912 TAX LOT 5700
 CODE 56 MAP 3912 TAX LOT 5800

ins.
MT
 "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
 \$140,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
 NAMED IS DONE AT THE DIRECTION OF INDEPENDENT EXCHANGE SERVICES,
 INC. AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID
 GRANTEE.

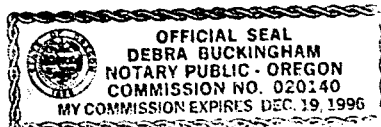
In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 21st day of June, 1995.

Ernest H. Hopper
 ERNEST H. HOPPER

Juanita B. Hopper
 JUANITA B. HOPPER

STATE OF OREGON)
) ss.
 County of Klamath)



The foregoing instrument was acknowledged before me this 21st
 day of June, 1995, by ERNEST H. HOPPER AND JUANITA B. HOPPER.

Before me: Debra Buckingham
 Notary Public for OREGON
 My Commission Expires: 12-19-96

17247

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of June A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 17246.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette Mueller