



WARRANTY DEED

ASPEN TITLE #01043523

AFTER RECORDING RETURN TO:

WILLIAM R. WOHRMAN

JANICE C. WOHRMAN

12852 Larrylyn Drive
La Mar, CA 90638UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN INGOLIA and BARBARA INGOLIA, also known as BARBARA A. INGOLIA, husband and wife, hereinafter called GRANTOR(S), convey(s) to WILLIAM R. WOHRMAN and JANICE C. WOHRMAN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1, Block 300, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TAX LOT 10600

"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, contracts and/or liens for irrigation and/or drainage,

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 \$45,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF PACIFIC ACCOMODATORS, 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 8th day of August, 1995.

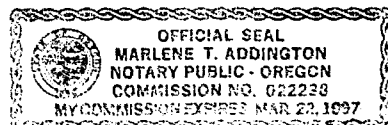
John Ingolia
JOHN INGOLIA

Barbara A. Ingolia By John Ingolia
BARBARA INGOLIA by John Ingolia,
her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On August 10, 1995, personally appeared JOHN INGOLIA who acknowledged the foregoing instrument to be his voluntary act and deed and that of the principal, Barbara Ingolia also known as Barbara A. Ingolia, for whom he is attorney in fact and that he signed this instrument on behalf of both himself and said principal.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3/22/97



MA COUNTY JOB EXCHANGE: DASSAG
RECEIVED: 101 05/00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of August A.D., 19 95 at 3:41 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 21479.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Amelia Mueller

THIS INSTRUMENT WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON AUGUST 11, 1995, AT 3:41 P.M.

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