

14438 14602

MTC 37552DS

WARRANTY DEED

Vol. M96 Page 6311
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DONAS M. RITTENHOUSE,
Grantor(s) hereby grant, bargain, sell and convey to
GREGORY A. SCHECHTEL,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor 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.

96 MAR 12 P3:57

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.

The true and actual consideration for this conveyance is \$ 62,500.00, AS
PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC 1031 EXCHANGE
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7905 SE 15th Ave. Portland, OR. 97202

Dated this 6 day of March, 1996.

Donas M. Rittenhouse
DONAS M. RITTENHOUSE

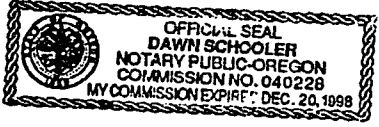
* This Warranty Deed is being rerecorded to add the legal description *

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath SS. March 6 19 96

Personally appeared the above named Donas M. Rittenhouse

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:
Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT37552-DS

Return to:

Gregory A. Schechtel
7905 SE 15th Ave.
Portland, OR. 97202



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of March A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 6311

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell

INDEXED
7/1/96

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lots 11 and 12, Block 15 of BUENA VISTA ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Westerly right of way line of Berkley Street from which the Southeast corner of said Lot 12 bears South 00 degrees 15' 36" West, 93.93 feet; thence North 89 degrees 44' 45" West, 85.00 feet to the Westerly line of the East 1/2 of said Lot 11; thence North 00 degrees 15' 36" East along said Westerly line of the East 1/2 of Lot 11, 70.00 feet; thence South 89 degrees 44' 45" East, 85.00 feet to a 1/2 inch iron pin on said Westerly right of way line of Berkley Street; thence South 00 degrees 15' 36" West along said Westerly right of way line, 70.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of March A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 6693.

Bernetha G. Letsch, County Clerk

FEE \$10.00

By *Cheryl Russell*