

WARRANTY DEED

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MTC37636DS

AVIS V. FARBER,

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:

Lot 22 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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 \$ 63,000.00, 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: 3815 Thicket Ct. Klamath Falls, OR. 97601

Dated this 19 day of March, 1996

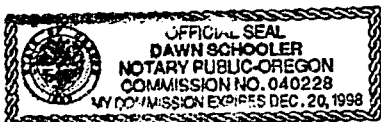
Avis V. Farber
AVIS V. FARBER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 19 Mar. 19 96
COUNTY OF Klamath

Personally appeared the above named AVIS V. FARBER

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. MT37636-DS

Return to:

GREGORY A. SCHECHTEL

3815 Thicket Ct.
Klamath Falls, OR
97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 20th day of March A.D. 19 96
at 11:05 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 7527

Bernetha G Letsch, County Clerk

By Cheryl Schooler

Fee, \$30.00

Deputy.