

WARRANTY DEED

#01044886
AFTER RECORDING RETURN TO:

GREGORY S. GLASSOW
VICTORIA M. GLASSOW
707 Addison St.
Klamath Falls, OR 97601

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

RALPH A. BREITENSTEIN and DONELLE R. BREITENSTEIN, hereinafter
called GRANTOR(S), convey(s) to GREGORY S. GLASSOW and VICTORIA
M. GLASSOW, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

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"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
\$67,000.00, paid by an accommodator pursuant to a 1031 exchange.

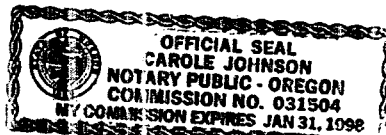
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of July, 1996.

Ralph A. Breitenstein
RALPH A. BREITENSTEIN

Donelle R. Breitenstein
DONELLE R. BREITENSTEIN

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 3rd
day of July, 1996, by RALPH A. BREITENSTEIN and DONELLE R.
BREITENSTEIN.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

19966

Lot 16, Resubdivision of Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

ALSO

Beginning at the Northeast corner of Lot 16 of Re-subdivision of Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, and running thence East along the North line of Lot 15 of Re-subdivision Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, a distance of 10 feet; thence South and parallel with the East line of said Lot 16 a distance of 92 feet; thence West a distance of 10 feet to the Southeast corner of Lot 16 aforesaid; thence North 92 feet to the point of beginning, being a portion of Lot 15, Re-subdivision of Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BA PL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of July A.D., 19 96 at 10:55 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 19965.

FEE \$35.00

By Bernetha G. Letsch, County Clerk