

PETER A. NEVIN & MALINDA B. NEVIN,

Grantor(s) hereby grant, bargain, sell and convey to:

JOHN M. VENABLE and BENITA VENABLE, husband and wife,

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:

Parcel 1 of Land Partition 35-96 being Parcel No. 3 of "minor Land Partition No. 81-144" situated in the E1/2 SW1/4 and SW1/4 of Section 30 and NW1/4 NE1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, 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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee. This Deed is being given from the Grantor directly to Grantee at the instruction and direction of American Exchange Services Corporation. Until a change is requested, all tax statements shall be sent to Grantee at the following address: 19646 Webber Rd., Klamath Falls, OR 97603

Dated this 28th day of August, 1996

Peter A. Nevin
PETER A. NEVIN
Malinda B. Nevin
MALINDA B. NEVIN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. August 28 1996

COUNTY OF KLAMATH

Personally appeared the above named

PETER A. NEVIN & MALINDA B. NEVIN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT39171-KR

Return to:

John M. & Benita Venable

19646 Webber Rd

Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 29th day of August A.D., 1996
at 11:48 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 26736

Bernetha G. Letsch County Clerk

By

Kristi L. Redd

Deputy.

Fee,

\$30.00

96 AUG 29 AM 1:48