

'96 OCT 29 P3:39



WARRANTY DEED

ASPEN TITLE ESCROW NO. 010⁴⁵⁴¹⁹~~44828~~
 ASPEN TITLE ORDER NO. 44828

AFTER RECORDING RETURN TO:
 American Exchange Services, Inc.
 Prestige Plaza Building, Suite A
 100 Main Street East
 Medford, OR. 97501

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

1530 Magnolia Ave.
Medford, OR 97501

ROBERT S. STOCKTON and ELIZABETH A. STOCKTON, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to AMERICAN EXCHANGE
 SERVICES, INC., 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

"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
 \$65,000.00 as part of an IRC 1031 Tax Deferred 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 25th day of October, 1996.

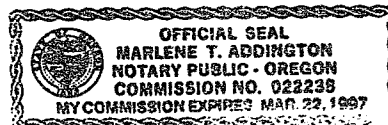
Robert S. Stockton
 ROBERT S. STOCKTON

Elizabeth A. Stockton
 ELIZABETH A. STOCKTON

STATE OF OREGON, County of Klamath)ss.

On October 29, 1996 personally appeared the above named Robert S.
 Stockton and Elizabeth A. Stockton and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 1997



A parcel of land situated in a portion of Lots 18, 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Southerly corner of said Lot 18; thence North 55 degrees 33' 00" West, along said right of way line, 37.47 feet to the most Southerly corner of Parcel "A" of said Property Line Adjustment 1-PL-96; thence along the boundary of said Parcel "A" North 34 degrees 27' 00" East 90.00 feet and North 55 degrees 33' 00" West 62.45 feet; thence North 34 degrees 27' 00" East 25.00 feet to the most Northerly corner of said Lot 21; thence South 55 degrees 33' 00" East 99.92 feet to the most Easterly corner of said Lot 18; thence South 34 degrees 27' 00" West 115.00 feet to the point of beginning.

CODE 1 MAP 3809-33AB TL 13700 (Covers this and other property)
CODE 1 MAP 3809-33AB TL 13701

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of October A.D., 19 96 at 3:39 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 34118.

FEE \$35.00

Bernetha G. Letsch
By Kathleen Ross County Clerk