

MT40171(LW) WARRANTY DEED

BRIAN J. CARROLL and BETTY D. CARROLL, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JAY SIMON SCHARF AND VICTORIA WOO, 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:

The Northwesternly 60 feet of Lot 5 and the Northwesternly 60 feet of the
Westerly 5 feet of Lot 6 in Block 5 of ORIGINAL TOWN, now City of Klamath
Falls, 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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 87-3199 K. St. Captain Cook, HI 96704

Dated this 17th day of December, 1996

Brian J. Carroll

Betty D. Carroll

STATE OF Oregon

COUNTY OF Klamath

ss. December 17 1996

Personally appeared the above named Brian J. Carroll and
Betty D. Carroll

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT40171-LW

Return to:

Jay Simon Scharf

87-3199 K. St.

Captain Cook, HI

96704

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amertitle

on this 23rd day of December, A.D., 1996
at 3:48 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 39814

Bernetha G. Letsch County Clerk

By Kathleen Koss

Fee: \$30.00

Deputy.

96 DEC 23 P3:48