

THE TSCHOPP FAMILY LIMITED PARTNERSHIP,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES R. MUELLER AND CARLA L. MUELLER, 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:

LOTS 1 AND 2 IN BLOCK 14 OF DIXON ADDITION TO THE 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: 3125 Crosby Ave. Klamath Falls OR 97603

Dated this 2nd day of January, 1997

TSCHOPP FAMILY LIMITED PAARTNERSHIP

BY [Signature]
Fred Tschopp, General Partner

STATE OF California
COUNTY OF Ventura SS. January 2 1997

Personally appeared the above named Fred Tschopp as General Partner of
the Tschopp Family Limited Partnership

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

[Signature]
Notary Public for CA

My commission expires May 13, 2000

ESCROW NO. MT39799-MS

Return to:
Mueller
3125 Crosby Avenue
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath SS.
Filed for record at request of:

Amerititle
on this 23rd day of January A.D., 1997
at 3:06 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 2059

Bernetha G. Letsch, County Clerk
By [Signature]
Fee, \$30.00 Deputy