

MTC
39799-MS

31733

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WARRANTY DEED

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.

P3:06

JUN 23
M97

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 PARTNERSHIP

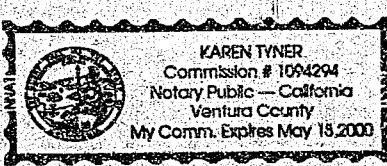
BY Fred Tschopp
Fred Tschopp, General Partner

STATE OF CaliforniaCOUNTY OF Ventura

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.

Before me:



Karen Tuner
Commission # 1094294
Notary Public - California
Ventura County
My Comm. Expires May 18, 2000

(seal)

My commission expires May 18, 2000

ESCROW NO. MT39799-MS

Return to

mueller3125 Crosby Avenue
Klamath Falls, OR 97603STATE 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

Fee, \$30.00
 By Karen Tuner
 Deputy