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TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046146

AFTER RECORDING RETURN TO:
 Mr. and Mrs. Larry L. Paschke
P.O. Box 827
Merrill, OR 97633

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

DARRELL ALAN MICKA and PHYLLIS MICKA, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to LARRY L. PASCHKE
 and MARY A. PASCHKE, husband and wife, 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, contracts and/or
 liens for irrigation and/or drainage,

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
 \$286,000.00, AS PAID TO AN ACCOMMODATOR AS PART AN IRC 1031
 EXCHANGE. THE EXECUTION OF THIS DEED DIRECTLY FROM THE GRANTOR
 NAMED IS DONE AT THE DIRECTION OF PACIFIC ACCOMMODATORS AS PART
 OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTOR.

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 17th day of April, 1997.

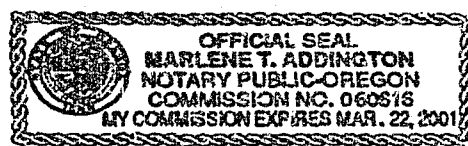
Darrell Alan Micka
 DARRELL ALAN MICKA

Phyllis Micka
 PHYLLIS MICKA

STATE OF OREGON, County of Klamath)ss.

On April 17, 1997, personally appeared Darrell Alan Micka
 and Phyllis Micka who acknowledged the foregoing instrument to
 be their voluntary act and deed.

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 2001



PARCEL 1:

Lots 8, 9, 16, 20, 22 and the E 1/2 of Lot 10 in Section 14, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in Section 14, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, further bounded and described as follows:

Beginning at the quarter corner common to Section 13 and 14 of said Township 41 South, Range 11 East of the Willamette Meridian; thence South 0 degrees 01' 13" East along the section line common to said Sections 13 and 14, said section line also being the centerline of Gaines road, a distance of 1651.66 feet to the point of intersection with the centerline of State Line Road, said centerline of State Line Road being the common boundary between the States of Oregon and California; thence North 89 degrees 07' 24" West along said centerline of State Line Road and the common boundary between the States of Oregon and California, a distance of 235.28 feet to a point and true place of beginning; thence continuing North 89 degrees 07' 24" West along said centerline a distance of 812.57 feet to a point; thence North 0 degrees 39' 30" East and passing through an iron pin 30.00 feet therefrom a distance of 298.04 feet to an iron pin; thence South 89 degrees 07' 24" East and parallel to said centerline of State Line Road a distance of 812.57 feet to an iron pin; thence South 0 degrees 39' 30" West and passing through an iron pin 268.04 feet therefrom, a distance of 298.04 feet to the point of intersection with the said centerline of State Line Road and true point of beginning.

EXCEPTING THEREFROM the Southerly 30.00 feet for public right of way purposes.

CODE 16 MAP 4111-1400 TL 200

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of April A.D., 1997 at 11:22 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 11790

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Rose