

BEVERLY J. HARGRAVE AS TO AN UNDIVIDED 1/2 INTEREST,
Grantor(s) hereby grant, bargain, sell and convey to:
WAYNE A. CONNORS & PAM J. CONNORS, AS TENANTS BY THE ENTIRETY,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

SUBJECT TO: Trust Deed, dated May 8, 1984 and recorded May 9, 1984 in
Volume M84, page 7706, Microfilm Records of Klamath County, Oregon in
favor of Klamath First Federal Savings and Loan Association, as
Beneficiary together with a Conditional Assignment of Rentals recorded
May 9, 1984 in Volume M84, page 7711 to Klamath First Federal Savings and
Loan Association; Trust Deed, dated August 5, 1988 and recorded September
13, 1988 in Volume M88, page 14931, Microfilm Records of Klamath County,
Oregon in favor of Klamath First Federal Savings and Loan Association
together with a Conditional Assignment of Rentals recorded on September
13, 1988 in Volume M88, page 14936, Microfilm Records of Klamath County,
Oregon to Klamath First Federal Savings and Loan Association; and Trust
Deed dated September 17, 1990 and recorded September 17, 1990 in Volume
M90, page 18657 in Volume M90, page 18657, Microfilm Records of Klamath
County, Oregon and rerecorded on December 6, 1990 in Volume M90, page
24252, Microfilm Records of Klamath County, Oregon in favor of Klamath
First Federal Savings and Loan Association, as Beneficiary together with
a Conditional Assignment of Rentals recorded in Volume M90, page 19390,
Microfilm Records of Klamath County, Oregon and rerecorded in Volume M90,
page 24259, Microfilm Records of Klamath County, Oregon to Klamath First
Federal Savings and Loan Association. THE GRANTEES NAMED HEREIN HEREBY
AGREE TO ASSUME AND PAY IN FULL ALL THREE OF THE ABOVE DESCRIBED TRUST D
DEEDS WITH CONDITIONAL ASSIGNMENT OF RENTALS.

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: 940 Lakeridge Ct, Klamath Falls, OR 97601

Dated this 18th day of August, 1997.

Beverly J. Hargrave
BEVERLY J. HARGRAVE

STATE OF OREGON ss. August 18 1997
COUNTY OF KLAMATH

Personally appeared the above named _____

BEVERLY J. HARGRAVE

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Reed
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT42033-KR

Return to:

WAYNE A. CONNORS & PAM J. CONNORS

940 Lakeridge Ct.Klamath Falls, OR 97601**EXHIBIT "A"
LEGAL DESCRIPTION****PARCEL 1:**

Beginning at a point in the Northeasterly line of Lot 3, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, 45 feet Northwesterly from the most Easterly corner of said Lot 3; running thence Northwesterly along the Northeasterly line of Lots 3 and 4 in said Block, 45 feet; thence Southwesterly parallel with the line between said Lots 3 and 4, 130 feet to the Northeasterly line of Eleventh Street; thence Southeasterly along the Northeasterly line of Eleventh Street, 22 feet, more or less, to an intersection with the Northerly right of way line of the U. S. Government Canal; thence Easterly along said Northerly right of way line, 25.2 feet; thence Northeasterly 119.8 feet to the point of beginning; being the Northwesterly 30 feet of Lot 3, and the Southeasterly 15 feet of Lot 4 in said Block 58, EXCEPTING that portion of Lot 3 contained in the U.S.R.S. Canal right of way.

PARCEL 2:

The Northwesterly 46 feet of Lot 10, Block 38, FIRST 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.

PARCEL 3:

Lot 8 and the West 25 feet of Lot 9, GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 19th day
of August A.D. 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 27245.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch