

49370

JOEL E. MAX and LELA A. MAX, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DOROTHY V. HARTLEY,
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:
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: 10680 Hwy 39, Klamath Falls, OR 97603

Dated this 1st day of December, 1997.

Joel E. Max
Lela A. Max

STATE OF Oregon SS. December 1 19 97
COUNTY OF Klamath

Personally appeared the above named Joel E. Max and Lela A. Max

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

(seal)

ESCROW NO. MT43136-MS

Return to:

Dorothy V. Hartley

10680 Hwy 39

Klamath Falls, OR 97603

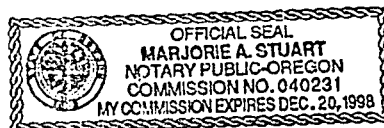


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the W1/2 of Tract 64, FAIR ACRES SUBDIVISION NO. 1, more particularly described as follows:

Beginning at an iron pin on the North boundary of Shasta Way, said point being East along the North boundary of Shasta Way a distance of 156.5 feet from the Southwest corner of said Tract 64; thence West along the North boundary of Shasta Way a distance of 71.5 feet to an iron pin; thence North parallel with the West boundary of said Tract 64 a distance of 118.0 feet to an iron pin; thence East parallel with Shasta Way a distance of 71.5 feet to an iron pin; thence South parallel with the West boundary of said Tract 64 a distance of 118.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of December A.D., 19 97 at 3:52 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 39178.

FEE \$35.00

By Bernetha G. Letech, County Clerk
Kathleen Krow