

TODD J. SCHROEDER AND VICKI L. SCHROEDER, AS TENANTS BY THE ENTIRETY, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DANIEL L. SANDERLIN and MELODI D. LAWSON, 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; 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: 701 California Ave., Klamath Falls, OR 97601

Dated this 19th day of January 1998

x Todd J. Schroeder

x Vicki L. Schroeder

STATE OF

Oregon

COUNTY OF

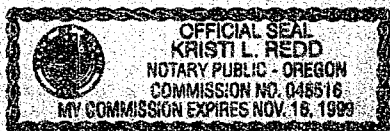
Klamath

SS.

January 19 1998

Personally appeared the above named

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT43511-LW

Return to:

Daniel L. Sanderlin & Melodi D. Lawson

701 California Ave.

Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 120 feet of Lot 11, Block 102, BUENA VISTA 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, more particularly described as follows:

Beginning at the Northwest corner of Lot 11 in Block 102, BUENA VISTA ADDITION to Klamath Falls, as shown by the plat thereof on record in Klamath County, Oregon, running thence Easterly along the lot line between Lots 10 and 11, to said Block, 120 feet, running thence South parallel with the East line of said Lot 11 to the South line of said Lot 11, running thence Westerly along the Southerly line of said Lot 11, 120 feet to the Southwest corner of said Lot 11; thence Northerly 60 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day
of January A.D., 19 98 at 11:51 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 1670.

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kathleen K. Koon