

CHRISTOPHER D. MIJARES and VICTORIA L. MIJARES, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SCOTT LEE RUNELS AND MARGIE B RUNELS, 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:

That portion of the S1/2 of Section 19, lying Southerly of the Silver  
Lake Road, and EXCEPTIN THEREFROM that portion lying within the railroad  
right of way.

All in Township 31 South, Range 8 East of the Willamette Meridian,  
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:  
"TOGETHER WITH A 1990 FUQUA MOBILE HOME, PLAT #X184277, VIN #11418, WHICH  
IS SITUATED ON THE SUBJECT PROPERTY."

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: HC 63 BOX 305 CHILOQUIN, OR 97624

Dated this 17th day of MARCH, 1998

Christopher D. Mijares  
CHRISTOPHER D. MIJARES  
Victoria L. Mijares  
VICTORIA L. MIJARES

STATE OF OREGON

SS. MARCH

19 98

COUNTY OF KLAMATH

Personally appeared the above named CHRISTOPHER D. MIJARES AND  
VICTORIA L. MIJARES

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Lisa Legget-Weatherly  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT43758-LW

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Return to:

HC 63 Box 305  
Chiloquin, OR 97624

Amerititle

on this 19th day of March A.D., 1998  
at 11:16 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 8768

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.