

54879

MTC 43915-LW
WARRANTY DEEDVol. M98 Page 8769

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 N1/2 N1/2 of Section 21, and the S1/2 SE1/4 of
Section 16, lying Southerly of the Silver Lake Road.

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:
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 THE 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 Chilloguin, OR 97624

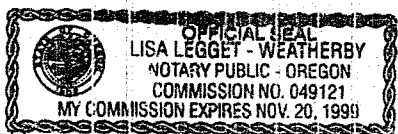
Dated this 17th day of March, 1998.

Christopher D. Mijares
Victoria L. Mijares

STATE OF Oregon ss. March 17 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.



(seal)

Before me:

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

ESCROW NO. MT43915-LW

Return to:

Scott Lee RunelsHC 63 Box 305Chilloguin, OR 97624STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

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 8769

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec. \$30.00 Deputy.