

WARRANTY DEED

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01049438

AFTER RECORDING RETURN TO:

Mr. and Mrs. Jerry I. Ogawa

435 McKinley St.
Klamath Falls, OR 97603

the 22ND day of April A.D., 1999
at 9:00 o'clock A M., and duly recorded
in Vol. M99, of Deeds on Page 14741

Linda Smith, County Clerk

By Linda Smith Deputy

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALFRED H. DAUGHERTY and REBECCA A. DAUGHERTY, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to JERRY
I. OGAWA and BARBARA E. OGAWA, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 9 and 10, Block 23, FIRST ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-328A, Tax Lot 6900

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$89,900.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF AMERICAN EXCHANGE SERVICES,
INC., AN OREGON CORPORATION, AS PART OF A TAX DEFERRED EXCHANGE
FOR THE BENEFIT OF SAID GRANTEE.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of April, 1999.

Alfred H. Daugherty
ALFRED H. DAUGHERTY

Rebecca A. Daugherty
REBECCA A. DAUGHERTY

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 16th
day of April, 1999, by Alfred H. Daugherty and Rebecca A.
Daugherty.

Before me: Vickie Blankenburg
Notary Public for Oregon
My Commission Expires: March 22, 2001

(B) July 01, 2001

