

99 APR 29 P3:32

WARRANTY DEED

Vol. M99 Page 16204

DALE J. KOEHLER & BARBARA L. KOEHLER, TRUSTEES OF THE DALE J. KOEHLER AND BARBARA L. KOEHLER REVOCABLE TRUST DATED JULY 13, 1994.
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT L. HESSELTINE, AN UNMARRIED MAN,
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:

Lot 8 in Block 5 of Tract 1117, FIRST ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of 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 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: 222 W. Lockeford Street #3, Lodi, CA 95240

Dated this 16th day of April, 1999
THE DALE J. KOEHLER AND BARBARA L. KOEHLER REVOCABLE TRUST
(DATED JULY 13, 1994)

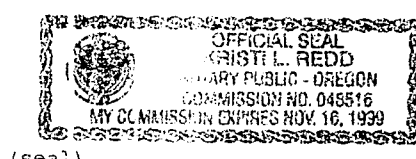
(D. Dale J. Koehler)
DALE J. KOEHLER, Trustee

(D. Barbara L. Koehler)
BARBARA L. KOEHLER, Trustee

STATE OF Oregon
COUNTY OF Klamath ss. April 16, 1999

Personally appeared the above named DALE J. KOEHLER & BARBARA L. KOEHLER, Trustees of
THE DALE J. KOEHLER AND BARBARA L. KOEHLER REVOCABLE TRUST DATED JULY 13, 1994

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. MT47668-KR

Return to:
ROBERT L. HESSELTINE
222 W. LOCKEFORD STREET #3
LODI, CA 95240

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of _____ the 29th day
of APRIL, A.D., 1999 at 3:32 o'clock P.M. and duly recorded in Vol. M99
of DEEDS on Page 16204

FEH 30.00

by Linda Smith, County Clerk
(Linda Smith)