

'99 JUN -2 110.22

MTC 48252-KR
WARRANTY DEED

Vol M99 Page 21601

NILES W. LARSON and MARY F. LARSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PACIFIC AMERICAN PROPERTY EXCHANGE CORPORATION, A CALIFORNIA CORPORATION, AS
QUALIFIED INTERMEDIARY UNDER EXCHANGE NO. EX-09-1164,
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:

Tract 29 of BAILEY TRACTS in the County of Klamath, State of 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:

SUBJECT TO: Trust Deed dated September 29, 1998, and recorded in Volume
M98, page 37302, Microfilm Records of Klamath County, Oregon in favor of
Western Sunrise AKA Crossland Mortgage Corp., as Beneficiary which the
above named Grantee hereby agrees to assume and pay in full.

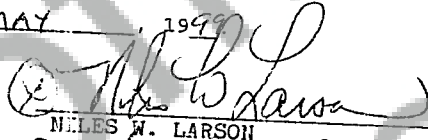
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

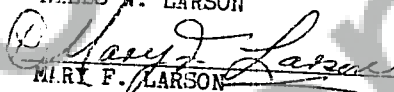
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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: 2390 E. Camelback Road, Suite 210, Phoenix, AZ 85016

Dated this 23 day of MAY, 1999


NILES W. LARSON


MARY F. LARSON

STATE OF CALIFORNIA

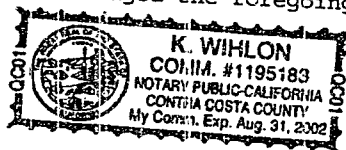
COUNTY OF Contra Costa SS. _____

19 99

Personally appeared the above named _____

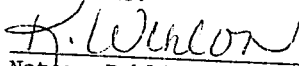
NILES W. LARSON & MARY F. LARSON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:



Notary Public for California

My commission expires 8.31.02

ESCROW NO. MT48252-KR

Return to:

Pacific American Property Exchange

Attention: Karin A. Church

2390 E. Camelback Road, Suite 210

Phoenix, AZ 85016

State of Oregon, County of Klamath

Recorded 6/02/99, at 10.22 a.m.

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Linda Smith, County Clerk

Fee \$ 30-

