

1999 JUN 25 AM 11:39

MT48013-MS
WARRANTY DEED

Vol M99 Page 25085

DALE N. SCHEER AND WANDA L. SCHEER, AS TENANTS BY THE ENTIRETY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROGER DONALD RUHL, JR. and KERRI LEE RUHL, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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: 441 Damont Street, Klamath Falls, OR 97601

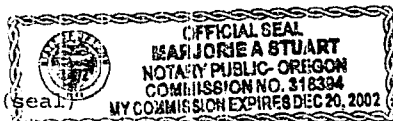
Dated this 23rd day of June, 1999.

Dale N. Scheer
Dale N. Scheer
Wanda L. Scheer
Wanda L. Scheer

STATE OF Oregon SS. June 23 19 99
COUNTY OF Klamath

Personally appeared the above named Dale N. Scheer and Wanda L. Scheer

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

May Trust A. Smith
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT48013-MS

Return to:
Roger Donald Ruhl, Jr.
441 Damont Street
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

25086

PARCEL 1: The South 1/2 of Lot 4 and all of Lot 5, Block 10, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The South 1/2 of Lot 11 and all of Lot 10, Block 10, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 6/25/99, at 11:39 a. m.
In Vol. M99 Page 25085
Linda Smith,
County Clerk Fee \$ 35 *KL*