

1999 AUG 30 PM 3:20

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RETURN RECORDED DOCUMENT TO:

Umpqua Title & Escrow Services  
PO Box 1609  
Roseburg, OR 97470  
Escrow No. 40993

SEND TAX STATEMENTS TO:

GRANTEE:  
P.O. BOX 824  
MYRTLE CREEK, OR 97457



WARRANTY DEED - STATUTORY FORM

GRANTOR:

CHARLES BECHERER and MARY BECHERER, husband and wife

GRANTEE:

ROLAND THEISS and MARGARET THEISS, husband and wife

Grantor conveys and warrants to Grantee the following described real property free of encumbrances except as specifically set forth herein situated KLAMATH County, Oregon, to wit:

Lot 4, Block 5, WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION, in the County of Klamath, State of Oregon.

The said property is free from encumbrances except RESTRICTIONS, COVENANTS, CONDITIONS, ASSESSMENTS OF RECORD, 1999-2000 TAXES WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY

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 consideration for this conveyance is \$53,000.00.\*\* (Here comply with the requirements of ORS 93.030) \*\*Paid by an accommodator pursuant to a 1031 exchange

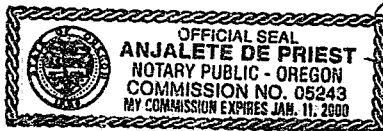
Dated this 25 day of August, 1999

Charles Becherer  
CHARLES BECHERER

Mary Becherer  
MARY BECHERER

State of Oregon, County of DOUGLAS ) ss.

This instrument was acknowledged before me on August 25, 1999, by CHARLES BECHERER, MARY BECHERER.



Anjalette De Priest  
Notary Public for Oregon  
My commission expires 1-11-2000

30.00 ✓

State of Oregon, County of Klamath  
Recorded 8/30/99, at 3:20 p m.  
In Vol. M99 Page 34936  
Linda Smith,  
County Clerk Fee \$ 30.00