

1999 SEP -7 PM 3:32

WARRANTY DEED

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PHILIP L. JENSEN and MARIAN JENSEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PEGGY J. RICARDS and CRAIG E. RICARDS, as tenants by the entirety, 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:

The Northerly 65.4 feet of Lot 8 in FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3809 035DC 06300

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 TAX DEFERRED EXCHANGE ON BEHALF OF THE GRANTOR.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1337 WIARD STREET, KLAMATH FALLS, OR 97603

Dated this 2 day of September, 1999

PHILIP L. JENSEN

MARIAN JENSEN

State of Oregon
County of

This instrument was acknowledged before me on September 2, 1999 by PHILIP L. JENSEN AND MARIAN JENSEN.



Marion Grantham
(Notary Public for Oregon)

My commission expires

1/22/01

ESCROW NO. MT49057-MG

Return to:

PEGGY J. RICARDS
1337 WIARD STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 9/07/99, at 3:32 p.m.
In Vol. M99 Page 35812
Linda Smith,
County Clerk Fee \$ 30.00

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