

MTC 49260-MG
WARRANTY DEED

Vol. M99 Page 41145

FREDERICK A. SCHUMANN, JR.,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PHILIP L. JENSEN AND MARIAN JENSEN, 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 W1/2 of Lot 4 and the North 5 feet of the West 89 feet of Lot 5 in
Block 35 of HILLSIDE 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.

TAX ACCOUNT NO.: 3809 029AD 04800

MAP/TAX LOT: 216153

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 TAX DEFERRED EXCHANGE ON BEHALF OF THE GRANTEE.

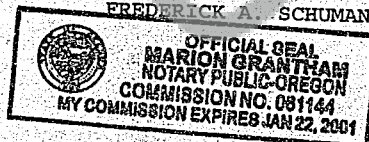
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1501 EAST MC ANDREWS, MEDFORD, OR 97504

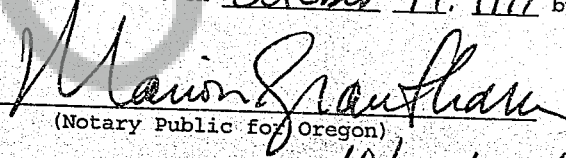
Dated this 14 day of October, 1999


FREDERICK A. SCHUMANN, JR.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 14, 1999 by
FREDERICK A. SCHUMANN, JR..




(Notary Public for Oregon)

My commission expires

10/1/22/01

ESCROW NO. MT49260-MG

Return to:
AMERICAN EXCHANGE SERVICES, INC.
1501 EAST MC ANDREWS
MEDFORD, OR 97504

State of Oregon, County of Klamath
Recorded 10/15/99, at 3:41 p.m.
In Vol. M99 Page 41145
Linda Smith,
County Clerk Fee \$ 30.00

30th M