

200 JAN 14 PM 3:30

MT49884-KR
WARRANTY DEED

Vol M00 Page 1449

SAMUEL A. RUTLEDGE and SHIRLEY A. RUTLEDGE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK W. AHALT AND TAMMY L. AHALT, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT# 3909-015BB-00700 KEY# 578627

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 GRANTEE.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1325 Lakeshore Drive, Klamath Falls, OR 97601

Dated this 13th day of January, 2000.

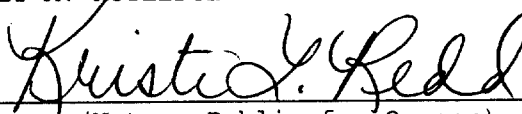

SAMUEL A. RUTLEDGE


SHIRLEY A. RUTLEDGE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 13, 2000 by
SAMUEL A. RUTLEDGE AND SHIRLEY A. RUTLEDGE.




(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT49884-KR

Return to:
MARK W. AHALT & TAMMY L. AHALT
1325 Lakeshore Drive,
Klamath Falls, OR 97601

26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Tract 5 of the Subdivision of Tracts 25 and 32 inclusive, Together with the South 10 feet of Tracts 33 and 34 of ALTAMONT RANCH TRACTS, more particularly described as follows:

Beginning at the point on the South boundary line of said Tract 5 that is 85 feet East from the Southwest corner of said Tract 5, thence North parallel to and 85 feet distant from the West boundary line of said Tract 5, a distance of 135 feet; thence East parallel to and 135 feet distant from the South boundary line of said Tract a distance of 85 feet; thence South parallel to and 170 feet distant from said West boundary line a distance of 135 feet to said South boundary line of Tract 5; thence West on said South boundary line a distance of 85 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 1/14/00, at 3:30 p. m.
In Vol. M00 Page 1449
Linda Smith,
County Clerk Fee \$ 26⁰⁰