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MTC 49712
INDIVIDUAL WARRANTY DEED

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WPT 49712
10-54640

TAX ACCT. NO. 3809 020CA 400 3809 020CA 00500 3809 020CA 00600

MAP NO.

JOHN C. GRETLEIN AND CATHERINE L. GRETLEIN, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 17/24THS INTEREST, AND WILLIAM C. FRIDINGER AND GRETCHEN M. FRIDINGER, AS TO AN UNDIVIDED 7/24THS INTEREST, Grantor, conveys and warrants to

CAVE INCOME PROPERTIES, L.L.C AN OREGON LIMITED LIABILITY, Grantee,

the following described real property situated in KLAMATH County, OR, free of encumbrances except as specifically set forth herein, to-wit:

LOTS 3,4 AND 5, BLOCK 1, REPLAT NO. 1 OF A PORTION OF SUNNYSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF KLAMATH COUNTY, OREGON.

This conveyance is subject to and excepts:

RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is " \$603,000.00. a portion of the consideration is being paid to a qualified intermediary pursuant to an IRC 1031 Exchange." 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.

DATED: 02/14/2000

John C. Gretlein
JOHN C. GRETLEIN

Catherine L. Gretlein
CATHERINE L. GRETLEIN

WILIAM C. FRIDINGER

GRETCHEN M. FRIDINGER

Return To: ATTN: ROBBIE
Western Pioneer Title Co.
600 Country Club Road
Eugene, OR 97401

STATE OF Iowa)
) ss.
County of Polk)

This instrument was acknowledged before me on February 15, 2000
by John C. Gretlein and Catherine L. Gretlein

Mike Hudson
Notary Public of Iowa

My commission expires:



State of Oregon, County of Klamath
Recorded 2/24/00, at 11:44 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00

Until a change is requested, all tax statements shall be sent to the following address:

525 West Centennial Blvd.
Eugene, OR 97402

21.00
M