

200 AUG 28 AM 11: 27

MTL S1686-m

WARRANTY DEED

Vol M00 Page 31393

DOUGLAS KILNER AND RUTH B. KILNER, TRUSTEES OF THE KILNER FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WOLFGANG R. SHEPPARD AND ROSEMARY SHEPPARD, TRUSTEES OF THE WOLFGANG R. AND
ROSEMARY SHEPPARD 1995 TRUST,
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:

LOTS 9 AND 10 IN BLOCK 9 OF FIRST 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

3809-029CD-16900-000

368042

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 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 201, Eagleville, CA 96110

Dated this 25 day of August, 2000.

Douglas Kilner
Douglas Kilner, Trustee

Ruth B. Kilner
Ruth B. Kilner, Trustee

STATE OF Montana

COUNTY OF Lincoln

SS. 534-34-7007

Personally appeared the above named Douglas Kilner and Ruth B. Kilner

Trustees of the Kilner Family Trust

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Jussanne Crowe
Notary Public for Liberty, MT

My commission expires 3/20/2004

(seal)

ESCROW NO. MT51686-MS

Return to:

Wolfgang R. Sheppard, Trustees

P.O. Box 201

Eagleville, CA 96110

State of Oregon, County of Klamath

Recorded 08/28/00, at 11:27 a. m.

In Vol. M00 Page 31393

Linda Smith,

County Clerk Fee\$ 21⁰⁰