

2000 AUG 30 PM 3:25

mtc 51800 -ms
WARRANTY DEED

Vol M00 Page 31900

ROY D. HODGES,

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:

THE WEST ONE-HALF OF LOTS 4 AND 5 IN BLOCK 11-OF FAIRVIEW 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 ,

3809-029DB-05700-000

302773

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 28th day of August, 2000.

Roy D. Hodges
ROY D. HODGES

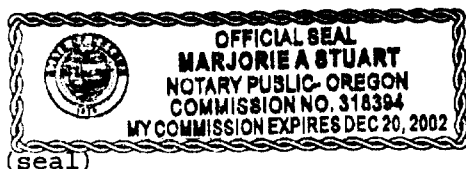
STATE OF Oregon

SS. August 28 2000

COUNTY OF _____

Personally appeared the above named Roy D. Hodges

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT51800-MS

Return to:

Mr. and Mrs. Wolfgang R. Sheppard

P.O. box 201

Eagleille, CA 96110

State of Oregon, County of Klamath
Recorded 08/30/00, at 3:25 p.m.
In Vol. M00 Page 31906
Linda Smith,
County Clerk Fee\$ 21.00