

'02 APR 17 PM3:07

MTL S6024-KR

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:  
WILLIAM C. FRIDINGER

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

WILLIAM C. FRIDINGER

1623 Cove Point Rd  
KFO 97601

Escrow No. MT56024-KR

Title No. \_\_\_\_\_

Vol M02 Page 22713

State of Oregon, County of Klamath  
Recorded 04/17/2002 3:07p m.  
Vol M02, Pg 22713  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

JOHN C. GRETLEIN and CATHERINE L. GRETLEIN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WILLIAM C. FRIDINGER and GRETCHEN M. KNUTSON, with the rights of survivorship  
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:

**An undivided 5/24ths interest in and to the following described property:**  
Lots 6, 7 and 8 in Block 6 of TRACT 1163 CAMPUS VIEW, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

ACCT #3809-020BD-03400

KEY #169329

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:

Trust Deed dated April 15, 1997, and recorded April 15, 1997 in Volume  
M97, page 11278, Microfilm Records of Klamath County, Oregon in favor of  
South Valley Bank and Trust together with Assignment of Rents recorded in  
Volume M97, page 11284, Microfilm Records of Klamath County, Oregon; and  
Trust Deed dated June 10, 1999 and recorded June 23, 1999 in Volume M99,  
page 24717, Microfilm Records of Klamath County, Oregon in favor of South  
Valley Bank and Trust together with Assignment of Rents recorded in  
Volume M99, page 24723, Microfilm Records of Klamath County, Oregon. The  
above named Grantees hereby agree to assume and pay an additional 5/24ths  
interest of Trust Deeds described above covering the real property  
described herein.

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.

The true and actual consideration for this conveyance is  
**THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC 1031 TAX  
DEFERRED EXCHANGE ON BEHALF OF THE GRANTOR AND GRANTEE.**

**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.**

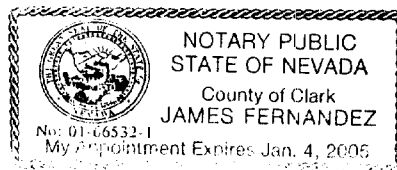
Dated this 15<sup>TH</sup> day of April, 2002.

John C. Gretlein  
JOHN C. GRETLEIN

Catherine L. Gretlein  
CATHERINE L. GRETLEIN

State of NEVADA

County of CLARK



This instrument was acknowledged before me on April 15<sup>TH</sup>, 2002 by JOHN  
C. GREGLEIN & CATHERINE L. GRETLEIN.

[Signature]  
(Notary Public)  
My commission expires 1/4/05