



THIS SPACE RESERVED FOR RECORDER'S USE

MTC 56025-KR

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After recording return to:

WILLIAM C. FRIDINGER1620 COVE POINT RDKLAMATH FALLS OR 97601

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

WILLIAM C. FRIDINGER1620 COVE POINT ROADKLAMATH FALLS OR 97601Escrow No. MT56025-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 04/17/2002 3:08 p.m.

Vol M02, Pg 22714

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 formerly known as GRETCHEN M.
FRIDINGER, 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:

PARCEL 1: Lot 2, 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 Clerk of Klamath County, Oregon. PARCEL 2: Lot 1,
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 Clerk of Klamath County, Oregon. TOGETHER WITH that portion of
vacated 5th Avenue adjacent to Lot 1.

ACCT #3809-020CA-00200

KEY #170059

ACCT #3809-020CA-00300

KEY #170068

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 above.

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.

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.

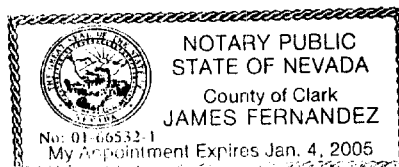
Dated this 15TH day of April, 2002.

John C. Gretlein

JOHN C. GRETLEIN

Catherine L. Gretlein

CATHERINE L. GRETLEIN

State of NevadaCounty of CLARK

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

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