

MT57782-MS

THIS SPACE RESERVED FOR RECORDER'S USE



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After recording return to:

JERRY KOLLER
1990 FREMONT STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 08/15/2002 3:06 p. m.
Vol M02, Pg 46038
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

JERRY KOLLER
1990 FREMONT STREET
KLAMATH FALLS, OR 97601

Escrow No. MT57782-MS
Title No. _____

'02 AUG 15 PM3:06

WARRANTY DEED

MICHAEL RAINEY AND BOBBIE RAINEY, TRUSTEES OF THE RAINEY LOVING TRUST DATED JUNE 4, 1996,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JERRY KOLLER and DEBRA KOLLER, husband and wife
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 Northeastly 100 feet of Lot 1, Block, 35 HOT SPRINGS 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.

3809-028BC-05000-000 217009

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.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or 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 9th day of August, 2002

Michael Rainey, Trustee
Michael Rainey, Trustee
Bobbie Rainey, Trustee
Bobbie Rainey, Trustee

STATE OF Oregon ss. August 9 2002
COUNTY OF Jackson

Personally appeared the above named Michael Rainey and Bobbie Rainey, Trustees of the Rainey Loving Trust dated June 4, 1996 and acknowledged the foregoing instrument to be their voluntary act.

Before me: [Signature]



(seal)

21.0 M