



After recording return to:
LANCE M. PIXLER
85014 SPENCER HOLLOW ROAD
EUGENE, OR 97405

Until a change is requested all
tax statements shall be sent to
the following address:
LANCE M. PIXLER
85014 SPENCER HOLLOW ROAD
EUGENE, OR 97405

Escrow No. BT045683RK
Title No. _____

Vol M02 Page 50349

State of Oregon, County of Klamath
Recorded 09/04/2002 3:04 p. m.
Vol M02, Pg 50349-50
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

JAMES H. MULLEN and KATHLEEN MULLEN, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LANCE M. PIXLER AND GINA L.S. PIXLER, as tenants by the entirety
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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
2407 007C0 00800 000 KEY #810304

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 12th day of AUGUST, 2002.

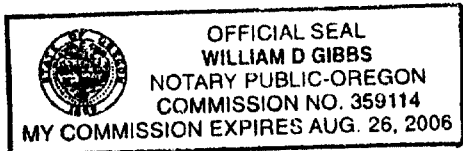
James H. Mullen
Kathleen Mullen

STATE OF OREGON SS. _____
COUNTY OF KLAMATH

Personally appeared the above named JAMES H. MULLEN AND
KATHLEEN MULLEN

and acknowledged the foregoing instrument to be A voluntary act.

(seal)



Before me:
William D. Gibbs
Notary Public for OREGON
My commission expires 8/26/06

EXHIBIT "A"
LEGAL DESCRIPTION

50350

A parcel of land situated in the NE1/4 SW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NE1/4 SW1/4 which is 630 feet North of the Southwest corner thereof; thence East, parallel with the South line of said NE1/4 SW1/4 to the Westerly right of way line of Highway #58, thence North $16^{\circ} 21' 06''$ West along said right of way line a distance of 268.7 feet, more or less, to Southeast corner of parcel described in Deed to Clarence W. Reeve, recorded in Volume M84, page 19845, Deed Records of Klamath County, Oregon; thence West along the South line of last mentioned parcel to the West line of said NE1/4 SW1/4; thence South along said West line a distance of 255.5 feet, more or less, to the point of beginning; SAVE AND EXCEPT a strip of land 82 feet wide running parallel to the Northern boundary of above described property.