

WARRANTY DEED

For value received JOSEPH N. YARMEK and SUSAN L. YARMEK, husband and wife, the grantors, do hereby grant, bargain, sell and convey unto F.L.D.C., INC., an Idaho corporation, the grantee, whose address is P.O. Box 7, Council, Idaho 83612, the following described premises in Klamath County, Oregon, to-wit:

The Southwesterly 29 feet 6 inches of the Northeasterly 49 feet 6 inches of Lot 3 in Block 48 of NICHOLS ADDITION to Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point of the Southeasterly line of said Lot 3 which point is 49 feet 6 inches from the Southeast corner of said Lot and which said point is the Southeasterly corner of the Evans Building; thence running Northwesterly along the Easterly side of the wall of the Evans Building 120 feet more or less, to the Northwesterly line of said lot; thence running Northeasterly along the Northwesterly line of said lot a distance of 29 feet 6 inches; thence running Southeasterly at right angles to Main Street a distance of 120 feet, more or less to the Southeasterly line of said lot, the Southeasterly 85 feet of said line being along the Easterly side of the wall of the building on the premises herein conveyed; thence running Southwesterly along the Southeasterly line of said Lot a distance of 29 feet 6 inches to the point of beginning.

EXCEPTING THEREFROM the Northwesterly 2 feet thereof, conveyed to the City of Klamath Falls by Deed recorded October 27, 1958 in Volume 305, page 348, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs, successors, and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that they are free from all incumbrances except that certain Mortgage dated the 13th day of April, 1979, which was recorded April 13, 1979, as Instrument No. 65439 in the office of the Klamath County Recorder, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated this 25<sup>th</sup> day of January, 1980.

Joseph N. Yarmek

Susan L. Yarmek

STATE OF IDAHO

ss.

County of Valley

On this 25<sup>th</sup> day of January, 1980, before me

80 MAR 10 PM 12 03

a Notary Public in and for the State of Idaho, personally appeared JOSEPH N. YARMEK and SUSAN L. YARMEK known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Donald L. Lull  
Notary Public for Idaho  
Residing at: McCall

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Klamath County Title  
this 10th day of March, A. D. 1980 at 12:00 o'clock P. M., and  
fully recorded in Vol. 380, of Deeds on Page 4459

Witnessed by Wm D. MILNE, County Clerk  
Benjamin J. Letcher  
Fee \$7.00

WARRANTY DEED-2-

Ret: Idaho County Recorder  
P.O. Box 7  
Laurel ID 83612