

SUBURBAN FINANCE COMPANY,

, a n

Oregon

(State of incorporation)

DAVID J. BETTENCOURT and DIANA L. BETTENCOURT, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except _____

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 33,000.00.*

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
25th day of April, 19 86.

(Corporate Seal)

By

Thomas A. Moore

President

By

W. B. Bingham

Secretary

STATE OF OREGON, County of Klamath) ss.April 25, 19 86.Personally appeared Thomas A. Moore and W.B. Bingham who, being duly sworn,
did say that he is the President and Secretary of
SUBURBAN FINANCE COMPANY
affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed
and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said
instrument to be its voluntary act and deed.

Before me:

Wardene D. Addington
Notary Public for OregonMy commission expires: 3-22-89

Official Seal

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Suburban Finance Company

TO

David J. BettencourtDiana L. BettencourtAfter Recording Return to: Takes!Mr. & Mrs. David J. Bettencourt
4615 So. 6th St.
City, 97601

STATE OF OREGON,)

ss.

County of _____

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Book M-70 at page 1756, Klamath County Deed Records; thence South 00° 02' 15" East along the Easterly right of way line of Washburn Way a distance of 325.00 feet to the true point of beginning of this description; thence South 00° 02' 15" East along the Easterly right of way line of Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence South 89° 30' 00" East parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to a 5/8 inch iron pin; thence North 00° 02' 15" West parallel with Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence North 89° 30' 00" West a distance of 175.00 feet to the true point of beginning of this description.

SAVING & EXCEPTING THEREFROM the Southerly 30 feet thereof.

[Signature]
 "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."

SUBJECT TO:

1. Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Easement, including the terms and provisions thereof, in favor of H. M. Mallory, et al., recorded September 15, 1948 in Book 225 at page 91.
3. Conditions and Restrictions in Deed recorded August 24, 1979 in Book M-79 at page 20234.
4. Easement, including the terms and provisions thereof, recorded August 24, 1979 in Book M-79 at page 20234.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 25th day
 of April A.D., 19 86 at 3:33 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds on Page 7140
 By Evelyn Biehn, County Clerk *[Signature]*

FEE \$14.00