

87650

WARRANTY DEED

Vol. 1788 Page 8217

Twin City Builders, Inc., a corporation, Grantor, conveys and warrants to F.M.G., Inc., an Oregon corporation, Grantee, the following described real property:

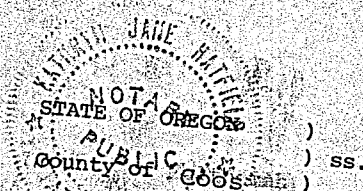
See Exhibit A attached hereto and made a part hereof.

The property is free from encumbrances except the reservation as shown in the deed from Enterprise and Investment Company, a corporation, to Alfred D. Collier and Ethel F. Collier, husband and wife, dated January 18, 1941, recorded March 14, 1941 in Vol. 136 at page 165, Deed Records of Klamath County, Oregon, and subject to reservations, restrictions, easements and/or rights of way of record and those apparent on the land.

The true consideration for this conveyance consists of other property or value given or promised which is the whole consideration. This deed is a corrective deed and conveys property to Grantee erroneously excluded from a related conveyance to Grantee by deed dated November 17, 1977, and recorded November 25, 1977, in the real property records of Klamath County, Oregon.

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.

Dated as of the 17th day of November, 1977.



Twin City Builders, Inc., a corporation

By Stephen B Graves

The foregoing instrument was acknowledged before me on this 25 day of May, 1988, by Stephen B Graves as Secretary of Twin City Builders, Inc., a corporation.

Katherine Jane Hatfield
Notary Public for Oregon
My Commission Expires 6/24/90

After Recording Return to:

Ball, Janik & Novack
101 S.W. Main Street
Suite 1100
Portland, Oregon 97204
Attn: Donald W. Douglas

64/04/0064-5/03

1988 MAY 25 AM 9 31

COOS COUNTY CLERK

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Exhibit A

8217 A

The following described real property in Klamath County, Oregon:

A tract of land 320 feet wide North and South, in ENTERPRISE TRACTS NO. 33A and No. 41B, and lying North of the North line of the country road known as the extension of Eberlein Avenue and bounded on the North by the Northerly line of Wantland Avenue and Darrow Addition to the City of Klamath Falls, Oregon, extended East to the right of way of the U.S.R.S. Canal; also, such fragment of Enterprise Tracts No. 30 lying South of the U.S.R.S. Canal, as may remain after conveyance heretofore made by Enterprise Land and Investment Company to the U.S.R.S. for right of way, and to Klamath County, Oregon, for road purposes, together with vacated portions of Allandale and Applewood Streets described as Parcels 1 & 2 in Volume 70 page 4511, Klamath County, recorded June 5, 1970, in the SW $\frac{1}{4}$ Section 34, Township 38 South, Range 9 East of the Willamette Meridian,

EXCEPTING, HOWEVER, those certain parcels heretofore conveyed to the United States of America for right of way of the main canal and "B" Lateral of the United States of America Irrigation System, and to Klamath County, Oregon, for rights of way of roads known as the extension of Eberlein Avenue and Washburn Way.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife, to Geo. H. Merryman and Mabel C. Merryman, husband and wife, and George H. Merryman, Jr. and Elizabeth F. Merryman, husband and wife, recorded May 2, 1941 in Book 137 at page 359, Deed Records of Klamath County, Oregon.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife, to Klamath County, Oregon, recorded May 11, 1941 in Book 137 at page 542, Deed Records of Klamath County, Oregon, BUT INCLUDING ALSO the rights and privileges reserved in said deed to Alfred D. Collier and Ethel F. Collier, said land being deeded to Klamath County, Oregon, for the use as a county road as therein set forth.

EXCEPT that portion lying East of the centerline of vacated Allandale Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ May _____ A.D., 19 88 at 9:31 o'clock _____ A. M., and duly recorded in Vol. M88
of Deeds _____ on Page 8217

FEE \$15.00

Evelyn Biehn
By _____ County Clerk