

WARRANTY DEED

F.M.G., Inc., an Oregon corporation, Grantor, conveys and warrants to Frank M. Graves, Grantee, the following described real property:

See Exhibit A attached hereto and made a part hereof.

The property is free from encumbrances except reservations, restrictions, easements and/or rights of way of record and those apparent on the land, and except for the mortgage executed March 11, 1977 by Twin City Builders, Inc., as mortgagor, and The Umpqua Savings and Loan Association, an Oregon corporation, as mortgagee, securing a loan in the original principal amount of \$1,360,000, and recorded in Vol. 77 at page 4871 of the real property records of Klamath County, Oregon, which Grantee assumes and agrees to pay.

The true consideration for this conveyance consists of other property or value given or promised which is the whole consideration.

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 this 16 of September, 1988.

F.M.G., Inc., an Oregon corporation

By Frank M. Graves

STATE OF OREGON)
 Coos) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on this 29th day of September, 1988, by FRANK M. GRAVES as PRESIDENT of F.M.G., Inc., an Oregon corporation.



Patricia J. Brown
Notary Public for Oregon
My Commission Expires 6-27-90

After Recording Return to:

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

64/04/0064-6/06

80 SEP 29 PM 3 54

Exhibit 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 of 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 4311, Klamath County, recorded June 5, 1970, in the SW 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Frank Graves the 29th day
of Sept. A.D., 19 88 at 3:54 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 16287

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins