

96422

WARRANTY DEED

Vol. m89 Page 1453

MTL-20879 P

KNOW ALL MEN BY THESE PRESENTS, That MEDI-CREDIT CORPORATION, a Nevada

corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael F. Schmeck dba
WINEMA INVESTMENTS, an assumed business name, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT Those of record and apparent upon the land, if any, as of the date of this deed,

and that 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 paid for this transfer, stated in terms of dollars, is \$ 150,000.00.
 However, the consideration stated in this instrument is not intended to be a representation of the actual value of the property described herein, and the consideration stated in this instrument is not intended to be a representation of the actual value of the property described herein.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of January, 1989;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

MEDI-CREDIT CORPORATION
 By: [Signature]
Daniel J. Desler, President

STATE OF OREGON,)
 County of _____) ss.

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of Klamath) ss.
1/23, 19 89.

Personally appeared Daniel J. Desler and
 who, being duly sworn, did say that he is the
 president of Medi-Credit Corporation, a corporation,
 and that he is duly authorized to execute this instrument, and that said instrument was signed and sealed
 in behalf of said corporation by authority of its board of directors, and
 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
 My commission expires:

8-16-92

Medi-Credit Corporation

2154 Kimberly Circle
Eugene OR 97405
 GRANTOR'S NAME AND ADDRESS

Winema Investments

c/o Richard N. Belcher
803 Main Klamath Falls OR 97601
 GRANTEE'S NAME AND ADDRESS

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Grantee

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in portions of vacated Blocks 2, 3, 6, 7, 9 and 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point being the intersection of the Southerly right of way line of Eldorado Boulevard and the Northwest right of way line of Sloan Street; thence South 38 degrees 16' 30" West along said right of way line of Sloan Street, a distance of 576.60 feet to the South right of way line of Dahlia Street; thence North 51 degrees 43' 30" West along said right of way line, a distance of 25.00 feet; thence South 38 degrees 16' 30" West a distance of 100.00 feet, thence North 51 degrees 43' 30" West a distance of 175.00 feet; thence North 38 degrees 16' 30" East a distance of 668.38 feet, to a point on the Southerly right of way line of Eldorado Boulevard; thence Southeasterly along the arc of a 8 degree 28' 30" curve to the right, a distance of 200.77 feet to the point of beginning.

Tax Account No: 3809 020DB 02000

PARCEL 2:

Lot 2, Block 10, ELDORADO ADDITION to the City of Klamath Falls, EXCEPTING THEREFROM the Southeasterly 19 feet, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 020DC 04200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of Jan. A.D., 19 89 at 10:23 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 1453.
By Evelyn Biehn County Clerk
Quentin Muelendore

FEE \$13.00