



KLAMATH COUNTY TITLE COMPANY

K-41961

STATUTORY WARRANTY DEED
 (Individual or Corporation)

MARSELLIA INVESTMENTS, a limited partnership

 _____, Grantor,
 conveys and warrants to TOM W. FREY AND CHERI FREY, husband and wife
 _____, Grantee,

 the following described real property in the County of KLAMATH and State of Oregon.

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 Northwest right of way line of Sloan Street; thence South 38°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°43'30" West along said right of way line, a distance of 25.00 feet; thence South 38°16'30" West a distance of 100.00 feet; thence North 51°43'30" West a distance of 175.00 feet; thence North 38°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°28'30" curve to the right, a distance of 200.77 feet to the point of beginning.

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.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

 The true consideration for this conveyance is \$ 200,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

 DATED this 29th day of December 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

[Signature]
Michael H. Schneck

 State of Oregon)
) ss. January 2nd, 1990
 County of Klamath)

 Personally appeared the above-named
William Douglas McCabe & Michael Schneck &**,
 partners in Marshellia Investments, and
 acknowledged the foregoing instrument to be
 their voluntary act.

 Before me: **Robert Bogatay

[Signature]
 Notary Public for Oregon
 My Commission expires 12-19-92

After recording, return to:

Mr. & Mrs. Tom Frey
 c/o Rick Belcher
 815 Washburn Way
 Klamath Falls, Oregon 97601

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

Same As Above

MARSELLIA INVESTMENTS

BY: *[Signature]*

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath ss.
 The foregoing instrument was acknowledged before me
 this 29th day of December, 1989

 by Tom W. Frey, the general partner and
 by Marshellia Investments
 of Klamath Falls, Oregon

[Signature]
 Notary Public for Oregon
 My commission expires: 12-19-92

 STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.

 on this 2nd day of Jan. A.D., 19 90
 at 4:37 o'clock P.M. and duly recorded
 in Vol. M90 of Deeds Page 82
 Evelyn Biehn County Clerk

 By Pauline Mulendore Deputy.

Fee, \$28.00