



Aspen

TITLE & ESCROW, INC.

#01034571
WARRANTY DEED

AFTER RECORDING RETURN TO:
L. R. MITTNACHT ENT. INC.

7019 Sierra Place
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE



VERNON D. LAMBERT and CONNIE R. LAMBERT, husband and wife
hereinafter called GRANTOR(S), convey(s) to L. R. MITTNACHT ENTERPRISES,
INC., a corporation hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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." *thuz*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules,
regulations and statutory powers of South Suburban Sanitary
District.

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
\$260,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of January, 1990.

Vernon D. Lambert
VERNON D. LAMBERT

Connie R. Lambert
CONNIE R. LAMBERT

STATE OF OREGON, County of Klamath)ss.

January 15, 1990.

Personally appeared the above named VERNON D. LAMBERT and CONNIE
R. LAMBERT and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: *Warlene P. Addington*
Notary Public for Oregon

My Commission Expires: March 22, 1993

1990 FEB 14 AM 10 58

EXHIBIT "A"

A tract of land situated in the S 1/2 S 1/2 SE 1/4 SE 1/4 of Section 11, 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 a 5/8 inch iron pin on the East right of way line of Homedale Road, said point located North 89 degrees 55' 40" West 1318.31 feet and North 00 degrees 31' 00" West 210.00 feet from the brass cap monument marking the Southeast corner of said Section 11; thence North 00 degrees 31' 00" West along the Easterly right of way line of said Homedale Road 120.08 feet to a 5/8 inch iron pin on the North line of the S 1/2 S 1/2 SE 1/4 SE 1/4 of said Section 11; thence South 89 degrees 55' 30" East along said North line 199.23 feet to a 5/8 inch iron pin; thence South 00 degrees 04' 20" West 120.07 feet to a 5/8 inch iron pin on the North right of way line of Sturdivant Avenue; thence North 89 degrees 55' 40" West along the North right of way line of said Sturdivant Avenue 198.00 feet to the point of beginning.

CODE 41 MAP 3909-11DD TL 3100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of Feb. A.D., 19 90 at 10:58 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 2964.

Evelyn Biehn County Clerk

By Dorlene Muehlendore

FEE \$33.00