



K-41247

STATUTORY WARRANTY DEED
 (Individual or Corporation)

CHRISTINE J. DELLACROCE

conveys and warrants to BRENDAN CAPITAL CORPORATION, Grantor,the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

 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 \$ 150,000.00 (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 5th day of March 19 90 If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

 X Christine J. Dellacroce
 CHRISTINE J. DELLACROCE

 Colorado
 STATE OF ~~OREGON~~ Colorado, County of El Paso)ss.

 The foregoing instrument was acknowledged before me
 this 5th day of MARCH 19 90
 by CHRISTINE J. DELLACROCE

 Notary Public for Colorado
 My commission expires June 27, 1993
3100 N. Nevada Avenue
Colorado Springs, Colorado

After recording return to:

 Brendan Capital Corporation
 815 Wahsburn Way
 Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

Same As Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

 Notary Public for Oregon
 My commission expires:

THIS SPACE RESERVED FOR RECORDERS USE

Order No. K-41247

DESCRIPTION

The following described real property situated in Klamath County, Oregon:

All of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, containing 40 acres more or less inclusive of the Government drain along the West boundary and the highway along the East boundary, LESS AND EXCEPTING the following part thereof:

Beginning at the point of intersection of the East boundary of the aforesaid NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 and the Southerly right of way boundary of the Great Northern Railway Co. right of way; thence South along said East boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23 a distance of 66.0 feet; thence West, parallel with the South boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, a distance of 1320 feet, more or less to the West boundary thereof; thence North along said West boundary, 97 feet, more or less to the Northwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23; thence East along the North boundary thereof 1285.2 feet to the Southerly right of way boundary of said Great Northern Railway Co. railroad; thence South 48°22' East along said right of way a distance of 46.6 feet more or less to the point of beginning; containing 2.94 acres more or less, inclusive of the government drain along the West boundary and the highway along the East boundary.

ALSO, less and excepting that triangular portion containing .26 acres deeded to the Great Northern Railway Co., described and recorded in Volume 95 page 475 deed records Klamath County, Oregon. Conveying also the right to convey irrigation waters over and across the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ in a ditch on the East side thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 7th day
of March A.D. 19 90 at 1:24 o'clock P. M., and duly recorded in Vol. M90,
of Deeds on Page 4314.

Evelyn Biehn, County Clerk

By Pauline Muelendore

FEE \$33.00