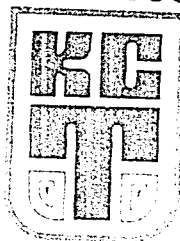


31693



KLAMATH COUNTY TITLE COMPANY

Vol. m91 Page 13281

K-43256  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

1st American Management Company

conveys and warrants to Clyde Collins and Linda Collins, husband and wife Grantor,the following described real property in the County of Klamath and State of Oregon, Grantee,

That portion of Lot 2, Block 1, Agri-Commerce Center, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Commencing at the initial point of the Agri-Commerce Center; running thence North 89°16'53" East 258.78 feet; thence North 20°14'35" West 164.97 feet; thence North 45°09'00" East 112.02 feet to the True Point of Beginning; thence North 52°30'40" West 173.94 feet; thence 26.03 feet along a 70.00 foot radius curve left, the long chord of which bears North 44°40'41" East 25.88 feet; thence North 34°01'31" East 73.97 feet to the Southeasterly right-of-way line of South Sixth Street; thence along said right of way line South 55°05'57" East 52.52 feet; thence South 51°20'32" East 136.06 feet; thence leaving said right-of-way, South 45°09'00" West 100.00 feet to the True Point of Beginning.

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 \$ 85,000.00 (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 27th day of July 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

1st American Management Company

By:

B. L. Carpenter, Pres.

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_

Notary Public for Oregon  
 My commission expires:

After recording return to:

Clyde & Linda Collins  
 14815 S Broadway  
 Gardena, CA 90248  
 NAME, ADDRESS, ZIP

same as above

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 16th day of August 19 89

by B. L. Carpenter, Pres. and

by \_\_\_\_\_

of 1st American Management Company

a corporation, on behalf of the corporation.

Debra Buehler  
 Notary Public for Oregon  
 My commission expires: 12-19-93

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 9th day of July A.D. 19 91at 2:40 o'clock P.M. and duly recordedin Vol. M91 of Deeds Page 13281

Evelyn Biehn County Clerk

By Debra Buehler Deputy.

Fee, \$28.00