

31694  
KLAMATH COUNTY TITLE COMPANYVol. m91 Page 13282K-43256  
STATUTORY WARRANTY DEED  
(Individual or Corporation)1st American Management Companyconveys 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 3, 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:

Beginning at a point on the Easterly right of way line of Patterson Street, said point being North 01°03'15" West 218.49 feet from the initial point of the Agri-Commerce Center; running thence North 01°03'15" West 110.00 feet; thence leaving said right-of-way line, North 88°56'45" East 110.62 feet; thence 18.90 feet along a 70.00 foot radius curve left, the long chord of which bears North 81°12'13" East 18.84 feet; thence South 01°03'15" East 112.54 feet; thence South 88°56'45" West 129.29 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 \$ 175,000.00 (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 CompanyBy: 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

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 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.Notary Public for Oregon  
My commission expires: 12-19-92STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title Co.on this 9th day of July A.D., 19 91  
at 2:40 o'clock P M. and duly recorded  
in Vol. M91 of Deeds Page 13282.  
Evelyn Biehn County ClerkBy Pauline Mueller

Fee, \$28.00

Deputy.