



KLAMATH COUNTY TITLE COMPANY
37442

Vol. M91 Page 23956

K-43622
STATUTORY WARRANTY DEED
(Individual or Corporation)

GANONG/NICHOLSON BUILDING, INC.

conveys and warrants to MASSOUD D. GHIASSI AND BEVERLY GHIASSI, husband and wife Grantor,
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

A portion of Lots 2, 7 and 8 in Block 18 of Linkville (now City of Klamath Falls, Klamath County, Oregon), according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:
Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the Southwesterly line of said Lots 2 and 7, a distance of 240 feet to the Northwesterly line of said Lot 7; thence Northeasterly along the Northwesterly line of said Lot 7, a distance of 8.9 feet; thence Southeasterly, parallel with the Southwesterly line of said Lot 7, a distance of 59.97 feet; thence Northeasterly, at right angles to said Southwesterly line of Lot 7, a distance of 123.39 feet; thence Southeasterly along the Northeasterly line of Lot 8, a distance of 22.65 feet to a point; thence Southwesterly on a line parallel to the Northwesterly line of Lot 8, a distance of 55.28 feet; thence Southeasterly along a line parallel to the line between Lot 7 and 8, 37.15 feet to a point; thence Southwesterly, along the Southeasterly line of Lot 7 and 8 a distance of 27 feet; thence Southeasterly and parallel with the Southwesterly line of said Lot 2, a distance of 120 feet to the Southeasterly line of said Lot 2, thence Southwesterly along said line, a distance of 50 feet to the point of beginning.

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 \$ 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 7th day of November 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

GANONG/NICHOLSON BUILDING, INC.

BY: Frank F. Ganong, its Secretary

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 7th day of November 19 91
by Frank F. Ganong, Secretary and
by William S. Nicholson, President
of Ganong/Nicholson Building, Inc.
a corporation, on behalf of the corporation.

Debra Buckley
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon
My commission expires:

After recording return to:

Mr. & Mrs. Massoud D. Ghiassi
3390 Kallin Ave.
Long Beach, California 90808
NAME, ADDRESS, ZIP

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

Same As Above

Filed for record at request of:

Klamath County Title Co.
on this 15th day of Nov. A.D., 19 91
at 11:10 o'clock A.M. and duly recorded
in Vol. M91 of Deeds Page 23956
Evelyn Biehn County Clerk
By Debra Buckley Deputy.

Fee, \$28.00