

NL
55840

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
FAVELL MUSEUM OF WESTERN ART & ARTIFACTS, INC., an Oregon Corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MODOC AREA COUNCIL TRUST FUND
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows,
to-wit:

PARCEL 1: Lots 2 and the Northwesterly 38 feet of Lot 3, Block 1 WEST KLAMATH FALLS, in the City of Klamath Falls

PARCEL II: Beginning at a point on the Easterly line of Lot 3, Block 1 WEST KLAMATH FALLS, which lies North 24 deg. West along the lot line a distance of 18.0 feet from the most Southeasterly corner of Lot 3, Block 1 of West Klamath Falls and running thence; continuing North 24 deg. West along the lot line a distance of 132 feet to a point; thence South 66 deg. West a distance of 108 feet to the Westerly line of Lot 3; thence South 24 deg. East along the Westerly line of Lot 3 a distance of 50 feet to a point; thence South 77 deg. 30' East a distance of 134.8 feet the point of beginning, said tract being a portion of Lot 3, Block 1 of West Klamath Falls, in the City of Klamath Falls.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
Subject to reservation 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.

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

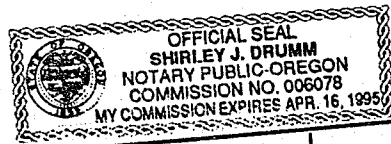
the whole of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of December, 1992;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

FAVELL MUSEUM OF WESTERN ART & ARTIFACTS, INC.
an Oregon Corporation
BY: Eugene H. Favell, owner & President

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on December 30, 1992
by Eugene H Favell/ Owner, President of Favell Museum of Western Art
as _____
of _____



Shirley J. Drumm Notary Public for Oregon
My commission expires April 16, 1995

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Boy Scouts of America
Modoc Area Council, Trust Fund
1815 Main Street, K. Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Same

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 30th day of Dec., 1992, at 1:03 o'clock P.M., and recorded in book/reel/volume No. M92 on page 31068 and/or as fee/file/instrument/microfilm/reception No. 55840, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME ~ TITLE
By Pauline M. Munkandus Deputy.

Fee \$30.00