

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. FOURNIER, hereinafter called grantor, for the consideration hereinafter stated, does grant bargain, sell, and convey to ABIQUA COMPANY, an Oregon corporation, hereinafter called Grantees and unto grantee's heirs, successors and assigns all of his interest in that real property with the tenements, hereditament and appurtenances situated in Klamath County, Oregon, described as follows:

Lot 40, Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This document is also intended to convey the vendor's interest in that certain real estate contract dated May 20, 1982, recorded June 11, 1982 at Volume M-82, Page 7389, Deed Records for Klamath County, Oregon, between Max H. Neff & Betty J. Neff, husband and wife, as Sellers, and William L. Cahill as buyer.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to grantor under any title insurance policy, and grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to grantor under any such title insurance policy.

To Have and Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00.

**LAND USE LAW - ORS 93.040** (1) 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 APPROVES USES. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. (2) THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTIONS OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

IN WITNESS WHEREOF, the grantor has executed this deed on August 4, 1993.

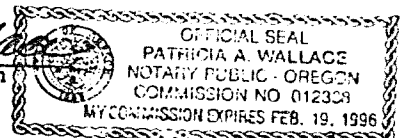
JAMES D. FOURNIER

STATE OF OREGON, County of Marion ) ss

on August 4, 1993, personally appeared the above named JAMES D. FOURNIER and acknowledged the foregoing document to be his voluntary act and deed.

Before me:

Patricia A. Wallace  
Notary Public for Oregon



Tax Statements: No Change  
Return to:  
JAMES D. FOURNIER,  
PO BOX 680  
Mt. Angel, OR 97362

c:\wp51\abiqua\fournier.dee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James D. Fournier the 6th day of Aug. A.D., 19 93 at 11:59 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 19532.

FEE \$30.00

Evelyn Biehn County Clerk  
By Patricia A. Wallace

08-06-93A11:59 RCVD