

WARRANTY DEED

MTC 30536-MK

KNOW ALL MEN BY THESE PRESENTS, That

~~HOMER A. MC ALLASTER~~
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
~~DENNIS FANCHER and ARACELI FANCHER, husband and wife~~
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
 situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

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

except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said 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 \$ 217,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of August, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
 County of Klamath) ss.
August 18,, 1993.

Personally appeared the above named _____

HOMER A. MC ALLASTER

_____ and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Mary Kenneally
 Notary Public for Oregon
 My commission expires 4/20/96



STATE OF OREGON, County of _____) ss.
 The foregoing instrument was acknowledged before me this _____, 19____, by _____, _____, president, and by _____, _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

HOMER A. MC ALLASTER
1030 W. COTTONWOOD
OVERTON, NV 89040

GRANTOR'S NAME AND ADDRESS

DENNIS FANCHER and ARACELI FANCHER
37000 MODOC POINT ROAD
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

DENNIS FANCHER and ARACELI FANCHER
37000 MODOC POINT ROAD
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

DENNIS FANCHER and ARACELI FANCHER
37000 MODOC POINT ROAD
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Section line common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89 degrees 41' 17" West 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 41' 17" West along said Section line a distance of 50.95 feet to the East shore of Agency Lake; thence with the meanders of the East shore of Agency Lake, as follows: North 3 degrees 06' West, 194.86 feet, North 16 degrees 36' West, 168.00 feet, North 15 degrees 41' West, 196.00 feet, North 11 degrees 20' West 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89 degrees 15' East 193.15 feet to a 5/8" iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427 as follows: South 0 degrees 15' 30" West 253.54 feet, South 1 degree 10' 00" East, 490.17 feet to the point of beginning.

PARCEL 2

A tract of land situated in Government Lot 22 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that tract of land described in deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as Parcel 2, more particularly described as follows:

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap on the South line of said Section 6, from which the South 1/4 corner of said Section 6 bears North 89 degrees 37' 55" East 361.31 feet; thence South 89 degrees 37' 55" West, along said South line, 225.00 feet to 1 inch pipe on the Easterly right of way line of Modoc Point Road; thence North 01 degrees 10' 25" West, along said right of way line, 388.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence North 89 degrees 38' 18" East 225.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence South 01 degrees 10' 25" East 387.97 feet to the point of beginning with bearings based on the North line of the tract described in said deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as being North 89 degrees 44' 16" East.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Company the 27th day
of Aug. A.D., 19 93 at 3:02 o'clock P.M., and duly recorded in Vol. M93,
of Deeds on Page 21698.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline Mulendore