

WARRANTY DEED

40201

AFTER RECORDING RETURN TO:  
HO WAH OF OREGON, INC.

2021 Kimberly Dr.  
Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DAVID B. WIGON, hereinafter called GRANTOR(S), convey(s) to HO  
WAH OF OREGON, INC., an Oregon Corporation, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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." A 7

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$175,000.00 paid by an accommodator pursuant to an IRC 1031  
Exchange.

In construing this deed and where the context so requires, the  
singular includes the plural.

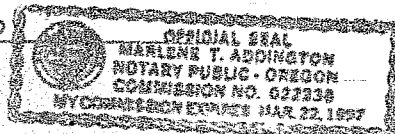
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4th day of October, 1993.

David B. Wigon  
DAVID B. WIGON

STATE OF OREGON, County of Klamath)ss.

On October 5, 1993, personally appeared the above named  
DAVID B. WIGON and acknowledged the foregoing instrument to be  
his voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997.



## EXHIBIT "A"

## PARCEL 1:

Tract 68 of FAIR ACRES SUBDIVISION in the SE 1/4 SE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the center line of Shasta Way, a distance of 30 feet and North 0 degrees 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence: Continuing North 0 degrees 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom, a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 301.0 feet to an iron pin which is on the West line of Tract 68, FAIR ACRES SUBDIVISION; thence South 0 degrees 11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 131.6 feet to an iron pin; thence East parallel to the South line of said Section 35, a distance of 301.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land in Tract 68 of FAIR ACRES SUBDIVISION NO. 1 in the SE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the centerline of Shasta Way, a distance of 30 feet and North 0 degrees 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence: continuing North 0 degrees 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 170 feet; thence South parallel to the East line of Section 35, a distance of 131.6 feet to a point on the South line of Book M-83 at Page 8260, Microfilm Records of Klamath County, Oregon; thence East parallel to the South line of said Section 35, a distance of 170 feet, more or less to the point of beginning.

CODE 41 MAP 3809-35DD TL 2900

Continued on next page

## EXHIBIT "A" CONTINUED

## PARCEL 2:

The E 1/2 of Tract 67, EXCEPTING THEREFROM the South 263.2 feet,  
FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State  
of Oregon.

CODE 41 MAP 3809-35DD TL 2500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 6th day  
of Oct. A.D., 19 93 at 3:20 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 25969.

FEE \$40.00

Evelyn Biehn - County Clerk

By Paula M. Mendenhall