

70477

10-28-93P03:40 RCVD



#01040513
WARRANTY DEED

Vol. m93 Page 28467

AFTER RECORDING RETURN TO:
HO WAH OF OREGON, INC.
2021 Kimberly Drive
Klamath Falls, OR. 97603

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

M. L. STEWART, INC., an Oregon corporation, 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.S.

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
\$396,775.00, as 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 26th day of October, 1993.

M. L. STEWART, INC.

BY: Melvin L. Stewart Pres.
President

STATE OF OREGON, County of Klamath)ss.

On October 27, 1993, personally appeared Melvin L. Stewart
as President of M. L. STEWART, INC., an Oregon corporation.

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

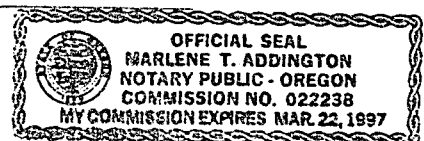


EXHIBIT "A"

Lot H of the Subdivision of Tract No. 24, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon.

LESS AND EXCEPTING a 10 foot strip along the Southerly side thereof conveyed to Klamath County for sidewalk purposes, said deed dated February __, 1936, recorded February 13, 1936 in Book 105 at Page 623, Deed Records of Klamath County, Oregon, and LESS that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed dated April 10, 1946, recorded April 23, 1946 in Book 188 at Page 74, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway 39 (140) (Klamath Falls-Lakeview Highway).

CODE 41 MAP 3909-3BD TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 28th day
of Oct. A.D., 19 93 at 3:40 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 28467.

Evelyn Biehn - County Clerk

FEE \$35.00

By Caroline Mullenbore