



## KLAMATH COUNTY TITLE COMPANY

K-46060

Vol. 94 Page 2204
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

FIDELITY FUNDING AND REALIZATION CO., INC.,

conveys and warrants to T & D PROPERTIES, INC., AN OREGON CORPORATION, Grantor.the following described real property in the County of KLAMATH and State of Oregon.

A parcel of land situated in the W1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southwest corner of Lot 21 of the Third Addition to Klamath River Acres, a duly recorded subdivision in said Klamath County, thence South 00°16'59" W. along the Easterly right of way line of Morgan Way, a public road, 191.65 feet to a 5/8 inch iron pin on the Northerly right of way line of Oregon Highway No. 66, thence N. 88°57'00" E. along said Northerly right of way line 217.62 feet to a 5/8 inch iron pin at the beginning of a curve to the left; thence along the arc of a 378.00 feet radius curve to the left (delta = 20° 23'24"; long chord N. 78°45'17" E. 133.81 feet) 134.52 feet to a PK nail at a point-on-curve and the Southwesterly right of way line of vacated Pine St., thence N. 56° 53'37" W. along said Southwesterly right of way line of vacated Pine Street, 296.47 feet to a 5/8 inch iron pin marking the most SE corner of said Lot 21; thence S. 89°47'18" W. along the South line of said Lot 21, 99.54 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

## SUBJECT TO:

RESERVATIONS 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.

The true consideration for this conveyance is \$ 225,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 18th day of January 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

FIDELITY FUNDING AND REALIZATION CO., INC.

BY Kathleen S. Davis, pres.STATE OF OREGON, County of Baker ss.

The foregoing instrument was acknowledged before me this 18th day of January 19 94 by Kathleen S. Davis

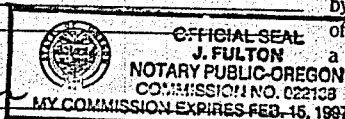
## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Baker ss.

The foregoing instrument was acknowledged before me this 18th day of January 19 94 by Kathleen S. Davis and

by Kathleen S. Davis a corporation, on behalf of the corporation.

J. Fulton  
 Notary Public for Oregon  
 My commission expires: 2-15-97



After recording return to:

T & D Properties, Inc.  
 P.O. Box 5171

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

T & D Properties  
 P.O. Box 5171  
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

My 1 STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title Co.  
 on this 20th day of Jan A.D. 19 94  
 at 1:48 o'clock P.M. and duly recorded  
 in Vol. M94 of Deeds Page 2204

Evelyn Biehn County Clerk

By Kathleen S. Davis Deputy.

Fee, \$30.00