

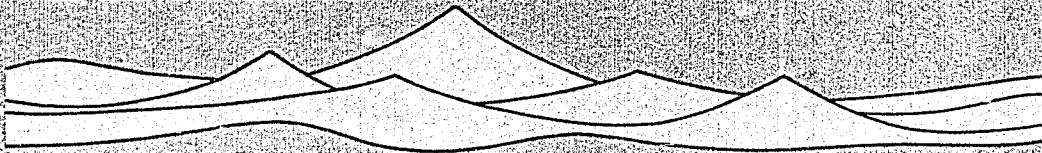
75159

WARRANTY DEED

MTC 31931-mk

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND C. RADABAUGH and MARIAN RADABAUGH, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LIZ PEREZ and JALAL AHMADPOUR, with the rights of survivorship, hereinafter called 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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. "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 \$ 5,000.00

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 6th day of January, 1994; 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, Washington,
County of Klickitat) ss.
January 6, 1994

Raymond C. Radabaugh
RAYMOND C. RADABAUGH
Marian Radabaugh
MARIAN RADABAUGH

Personally appeared the above named
RAYMOND C. RADABAUGH
MARIAN RADABAUGH



and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: [Signature]
Notary Public for Oregon Washington
My commission expires: January 29, 1994

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 _____
My commission expires: _____ (SEAL)

RAYMOND C. RADABAUGH and MARIAN RADABAUGH
PO BOX 732
GOLDENDALE, WA 98620

(GRANTOR'S NAME AND ADDRESS)
LIZ PEREZ and JALAL AHMADPOUR
5957 WIMBLEDON
RIVERSIDE, CA 92506

(GRANTEE'S NAME AND ADDRESS)
After recording return to:
LIZ PEREZ and JALAL AHMADPOUR
5957 WIMBLEDON
RIVERSIDE, CA 92506

NAME, ADDRESS, ZIP
If a change is requested all text statements shall be sent to the following address:
LIZ PEREZ and JALAL AHMADPOUR
5957 WIMBLEDON
RIVERSIDE, CA 92506

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

Lot 7 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88 interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Alma Totie Co the 27th day
of Jan A.D., 19 94 at 3:08 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 2949

FEE \$35.00

Evelyn Biehn - County Clerk
By Dorinda Miller