



76187

02-16-94A11:28 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041212

AFTER RECORDING RETURN TO:

RICHARD A. COLSON

17391 HIGH STREET

LOS GATOS, CA. 95032

P.O. Box 4932 Santa Clara, CA. 95056

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

PAULINE UNGARETTI, hereinafter called GRANTOR(S), convey(s) to RICHARD A. COLSON, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

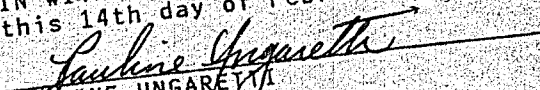
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and encumbrance in favor of Edith L. Lind, which encumbrance the Grantee herein agrees to assume and pay according to the terms contained therein.,

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.

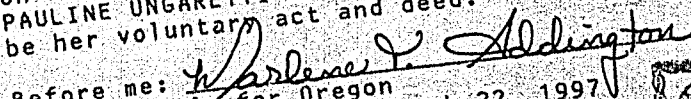
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of February, 1994.

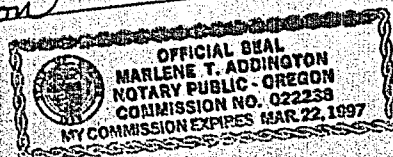

PAULINE UNGARETTI

STATE OF OREGON, County of Klamath)ss.

On February 15, 1994, personally appeared the above named PAULINE UNGARETTI and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: 
Notary Public for Oregon

My Commission Expires: March 22, 1997



-EXHIBIT "A"

PARCEL 1:

The Southeasterly 43 feet of the Northwesterly 49 feet of Lots 3 and 4, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at the most Southerly corner of Lot 4, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northwesterly along the Northeastly line of 10th Street, 71 feet; thence Northeastly at right angles to 10th Street, 100 feet; thence Southerly parallel with 10th Street, 71 feet; thence Southwesterly along the Northwesterly line of Washington Street, 100 feet to the place of beginning.

PARCEL 3:

Those portions of Lots 2 and 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeastly along the Northerly line of Washington Street 40 feet; thence Northwesterly at right angles to Washington Street 116 feet; thence Southwesterly parallel with Washington Street 40 feet; thence Southeasterly at right angles with Washington Street 116 feet to the place of beginning, being a part of Lot 2, Block 50 of said Nichols Addition.

ALSO a portion off of Lot 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Northerly line of Washington (formerly Canal) Street at the corner common to Lots 3 and 2 of said Block; thence Northwesterly along the Easterly line of said Lot 3 a distance of 71 feet; thence Southwesterly and parallel with Washington Street 30 feet; thence Southeasterly and parallel with Easterly line of said Lot 3, 71 feet to said Northerly line of Washington Street; thence Easterly along said line of Washington Street 30 feet to the place of beginning.

CODE 1 MAP 3809-29DC TL 7300
CODE 1 MAP 3809-29DC TL 7200
CODE 1 MAP 3809-29DC TL 7100
CODE 1 MAP 3809-29DC TL 7000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day
of Feb A.D., 19 94 at 11:28 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 5141

Evelyn Biehn County Clerk
By Quentin Mullins

FEE \$35.00