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77406

WARRANTY DEED

Vol. m94 Page 7563KNOW ALL MEN BY THESE PRESENTS, That The Wayward Boys Enterprises, Inc.hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by An Acr Leasing, Inc.hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:See Exhibit "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparetn upon the land, contracts and/or liens for irrigation and/or drainage.

and that grantor will warrant and forever defend the 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 \$ NONE.

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ (The sentence between the symbolsⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of March, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Wayward Boys Enterprises, Inc.

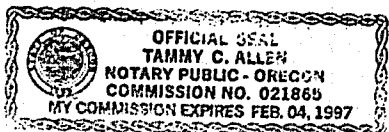
By Sam Asadurian
Sam Asadurian, President

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.

OREGON ~~XXXXXXXXXX~~
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____,

by _____,

This instrument was acknowledged before me on March 10, 1994,by Sam Asadurianas Presidentof The Wayward Boys Enterprises, Inc.

Tammy C. Allen
My commission expires 2/4/97

Notary Public for California

THE WAYWARD BOYS ENTERPRISES, INC.
2060-D AVENIDA DE LOS ARBOLES #208
THOUSAND OAKS, CA 91362-1361

Grantor's Name and Address

AN ACR LEASING, INC.

165 HIGH STREET STE. 106

MOORPARK, CA 93021

Grantee's Name and Address

After recording return to (Name, Address, Zip):

AN ACR LEASING, INC.

165 HIGH STREET - STE. 106

MOORPARK, CA 93021

Until requested otherwise send all tax statements to (Name, Address, Zip):

AN ACR LEASING, INC.

165 HIGH STREET STE. 106

MOORPARK, CA 93021

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at a point on the Southerly line of Morine Avenue as shown on the duly recorded plat of the Townsite of East Bonanza, Oregon (said Townsite being sometimes called Shook's Addition to Bonanza), said point being 90 feet East of the intersection of the South line of said Morine Avenue with the Easterly line of West Avenue as shown in the Townsite of East Bonanza, running thence Southeasterly in a straight line 213 feet, more or less, to a point on the Northerly boundary of the Beatty-Bonanza Market Road, 120 feet Easterly along said Northerly boundary line of its intersection with the Easterly boundary line of West Avenue in East Bonanza, Oregon; thence Southwesterly along the Northerly boundary line of the Beatty-Bonanza Market Road 120 feet to its intersection with the Easterly boundary line of said West Avenue; thence North along the Easterly boundary of West Avenue 265 feet, more or less, to its intersection with the South line of said Morine Avenue; thence East along the South boundary of Morine Avenue 90 feet to the place of beginning, said land being a portion of Block 25, East Bonanza, Oregon.

PARCEL 2:

Beginning at a point on the Southerly line of Morine Avenue as shown on the duly recorded plat of the Townsite of East Bonanza, Oregon, (said Townsite being sometimes called Shook's Addition to Bonanza), said point being 90 feet East of the intersection of the South line of said Morine Avenue with the Easterly boundary line of West Avenue as shown on the Townsite of East Bonanza; running thence East along the South line of said Morine Avenue 114 feet; thence South parallel with the East line of said West Avenue a distance of 173 feet, more or less, to its point of intersection with the Northerly boundary line of the Beatty-Bonanza Market Road; thence Southwesterly along the Northerly line of the Beatty-Bonanza Market Road 118 feet, more or less, to a point which is the Southeasterly corner of a certain tract heretofore conveyed by a deed; thence in a straight line 213 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 11th day
of March A.D., 19 94 at 10:45 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 7563.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Millendore