

MTC WARRANTY DEED
32443 KR

KNOW ALL MEN BY THESE PRESENTS, That
ALFRED Z. WOODY and MARGARET WOODY, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD COLSON, 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, the grantor and the grantee and their 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 \$ 140,000.00

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 4th day of April, 19 94; 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,)
 County of Klamath) ss.
April 4, 19 94.

Alfred Z. Woody
 ALFRED Z. WOODY
Margaret Woody
 MARGARET WOODY

Personally appeared the above named
ALFRED Z. WOODY
MARGARET WOODY

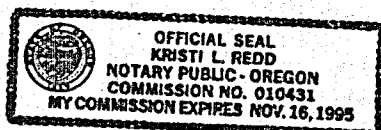
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/94



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)

ALFRED Z. WOODY and MARGARET WOODY1900 BURNS ST. #14KLAMATH FALLS OR 97603

A. GRANTOR'S NAME AND ADDRESS

RICHARD COLSONP.O. BOX 4832SANTA CLARA CA 95056

GRANTEE'S NAME AND ADDRESS

RICHARD COLSONP.O. BOX 4832SANTA CLARA CA 95056

NAME, ADDRESS, ZIP

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

RICHARD COLSON

NAME, ADDRESS, ZIP

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

32443-KR

LEGAL DESCRIPTION

Commencing at the Southwesterly corner of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon); thence Northwesterly along the line between Lots 2 and 3 of said Block 15, 105 feet; thence Northeasterly and parallel with Main Street, 45 feet; thence Southeasterly and parallel with Seventh Street, 105 feet to the Northerly line of Main Street; thence Southwesterly along the Northerly line of Main Street, 45 feet to the place of beginning, being a part of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day
of April A.D., 19 94 at 11:00 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 10318.

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller