

NL

80584

WARRANTY DEED

Vol. 794 Page 14351

KNOW ALL MEN BY THESE PRESENTS, That
Fidelity Funding & Realization Co

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Klamath River Acres of Oregon LTD

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:

Three parcels of land located in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, more fully discribed in the attached Exhibit "A", attached hereto and by this reference incorporated herein.

(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 except easements and restrictions of record or apparent on the face of the land.

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 \$12,000.00

However, the actual consideration consists of or includes other property or value given or promised with its 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 27 day of April, 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.

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.

Kathleen Davis
Kathleen Davis (President of Fidelity
Funding and Realization Co.

STATE OF OREGON, County of Klamath

) ss.
This instrument was acknowledged before me on

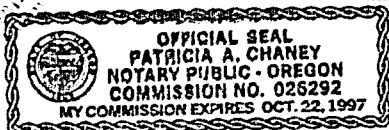
by , 19

This instrument was acknowledged before me on April 27

by Kathleen Davis , 1994

as President

of Fidelity Funding & Realization Co.



Patricia A. Chaney
Notary Public for Oregon
My commission expires 10-22-97

Fidelity Funding & Realization Co.

P.O. Box 52

Keno, Oregon 97627

Grantor's Name and Address

Klamath River Acres of Oregon LTD

P.O. Box 52

Keno, Oregon 97627

Grantee's Name and Address

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

Klamath River Acres of Oregon LTD

P.O. Box 52

Keno, Oregon 97627

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

Klamath River Acres of Oregon LTD

P.O. Box 52

Keno, Oregon 97627

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/instru-

ment/microfilm/reception No.

Record of Deeds of said County.

Witness my hand and seal of

County affixed.

NAME

TITLE

By , Deputy.

4359
C

Discription

PARCEL 1

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West 137.90 feet; thence from said point of beginning North 89°14'18" East along the North line of said Section 6, 67.99 feet to a 5/8" iron pin; thence South 00°07'06" East 193.25 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence North 00°07'06" West 194.24 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West 70.00 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 67.90 feet to a 5/8" iron pin; thence South 00°07'06" East 194.24 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence North 00°07'06" West 195.24 feet to the point of beginning.

PARCEL 3

A parcel of land situated in the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pipe on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 205.80 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 69.66 feet to a 5/8" iron pin which is located South 89°47'18" West 60.00 feet from the Northwest corner of that certain parcel of land recorded in M77 at page 8510 official Klamath County records; thence South 00°16'59" West, 60.00 feet Westerly at right angles and parallel to the Westerly line of said parcel recorded in M77 at page 8510, 192.26 feet to 5/8" iron pin on the Northerly right of way line of said Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said

Klamath Falls-Ashland Highway 68.32 feet to a 5/8" iron pin; thence North 00°07'06" West 193.25 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th day
of May A.D., 19 94 at 10:22 o'clock A.M., and duly recorded in Vol. M94
of _____ Deeds on Page 14351

FEE \$35.00

Evelyn Diehn County Clerk
By Ernette Mueller