

82780



06-14-94P03:43 RCVD

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WARRANTY DEED

#03041876

AFTER RECORDING RETURN TO:

ARC INVESTMENTS, INC.

1504 FULTON ST.
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEVERONICA MC CLAIN, hereinafter called GRANTOR(S), convey(s) to
ARC INVESTMENTS, INC., a Texas Corporation hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:The West 73.8 feet of Lot 1, Block 31, HILLSIDE ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1 Map 3809-29DA TL 7300

"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 Mortgage
recorded in Book M-78 at page 24324, which Grantees herein do
not assume nor agree to pay, AND Trust Deed recorded in Book
M-90 at page 25224, which Grantees herein hereby assume and
agree to pay, 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
\$40,596.42.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 10th day of June 1994.Veronica M. McClain

VERONICA MC CLAIN

STATE OF NEW MEXICO)
County of Santa Fe) ss.The foregoing instrument was acknowledged before me this 10th
day of June, 1994, by VERONICA MCCLAIN.Before me: [Signature]
Notary Public for New Mexico
My Commission Expires: 6-3-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 14th day
of June A.D., 19 94 at 3:43 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 18697.

FEE \$30.00

Evelyn Biehn, County Clerk

By [Signature]