

KLAMATH COUNTY TITLE COMPANY

K-47135
STATUTORY WARRANTY DEED
 (Individual or Corporation)

John Fairclo

conveys and warrants to Jim Pacheco and Elizabeth K. Matlock, Not as Tenants in Common but with full rights of Survivorship, Grantor,
 the following described real property in the County of Klamath and State of Oregon, Grantee.

See Legal Description marked Exhibit "A" attached hereto and made a part hereof.

Subject To:

1. RESERVATIONS AND RESTRICTIONS OF RECORD RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. TRUST DEED, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED JULY 29, 1985, IN VOLUME M85 PAGE 11909, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH THE DIRECTORS OF VETERANS AFFAIRS, WHICH TRUST DEED GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE.

The true consideration for this conveyance is \$ 47,500.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 15th day of September 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

John Fairclo
 John Fairclo

STATE OF OREGON, County of Klamath)ss.

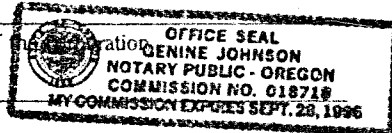
The foregoing instrument was acknowledged before me
 this 16th day of September 19 94
 by JOHN FAIRCLO

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____

a corporation, on behalf of _____



Notary Public for Oregon
 My commission expires:

After recording return to:

Jim Pacheco
 Elizabeth K. Matlock
 307 Division Street
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Jim Pacheco
 Elizabeth K. Matlock
 307 Division Street
 Klamath Falls, OR 97601

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

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

A tract of land situated in Goverment Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Street, Merrill, Oregon; thence South 336.00 feet to a point referred to as Point A in that Real Estate Contract recorded in Volume 357 page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the $\frac{1}{4}$ corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 274.00 feet to the true point of beginning of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East, along said right of way line, 50.00 feet; thence South 448 feet; thence East 211.00 feet; thence South 268.03 feet to a $\frac{1}{2}$ inch iron pin; thence continuing South 20 feet, more or less, to the Northerly bank of Lost River; thence Northwesterly, along said Northerly bank to a point that is South 5 feet, more or less, to a $\frac{1}{2}$ inch iron pin denoted as Point B, which is located North 79°02'00" West 153.81 feet from the previously mentioned $\frac{1}{2}$ inch iron pin; thence continuing Westerly along said Northerly bank of Lost River to a point that is South 9 feet, more or less, of a $\frac{1}{2}$ inch iron pin denoted as Point C, which is located West 117.44 feet from the above Point B; thence North 9 feet, more or less, to a said Point C; thence continuing North 261.30 feet; thence North 20°24'19" East 21.34 feet; thence North 109.47 to the true point of beginning, with bearings based on Front Street as being East, Survey No. 3204.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co the 16th day
of Sept A.D., 19 94 at 3:30 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 29326.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline G. Mendenhall