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WHEN RECORDED MAIL TO:

10-21-94 P03:24 RCVD

STATE OF OREGON

Vol 194 Page 32850

Klamath County
403 Pine St. Suite 300
Personel Office
Klamath Falls, Oregon 97601

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

MAIL TAX STATEMENTS TO:

Klamath County
403 Pine St. Suite 300
Personel Office
Klamath Falls, Oregon 97601

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
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title
By _____ Deputy

R-17009
WARRANTY DEED

LION PROPERTIES, INC., an Oregon corporation, GRANTOR, conveys and warrants to KLAMATH COUNTY, a political subdivision of the State of Oregon, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL ONE:

Beginning at a point on the Southerly line of Lot 3 in Block 16 in the City of Klamath Falls, formerly Linkville, Oregon, 28 feet Westerly from the Southeasterly corner of said Lot 3; thence Northwesterly and then parallel with 5th Street; 100 feet; thence Westerly and parallel with Main Street 35 feet; thence Southerly and parallel with 5th Street 100 feet; thence Easterly along the Northerly line of Main Street 35 feet to the point of beginning. ALSO,

Beginning at a point on the Southerly line of Lot 4, Block 16, in the Town of Linkville (now City of Klamath Falls, Oregon), which point is 40 feet Northeasterly from the Southwesterly corner of said Lot 4; thence Northeasterly along the Northerly line of Main Street 27 feet; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street 27 feet; thence Southeasterly and at right angles to Main Street 100 feet to the place of beginning. ALSO,

Beginning at the Southwesterly corner of Lot 4, Block 16, Original Town of Linkville, now Klamath Falls, Oregon; thence Northerly along the Westerly line of said Lot 4, Block 16, a distance of 107½ feet; thence Easterly at right angles and parallel with Main Street a distance of 40 feet; thence Southerly at right angles and parallel with Fifth Street a distance of 107½ feet to the Northerly line or boundary of Main Street; thence Westerly at right angles along the Northerly line of Main Street a distance of 40 feet to the place of beginning.

PARCEL TWO:

The Northwesterly 112 feet of Lots 6, 7 and 8, Block 17, Original Town of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

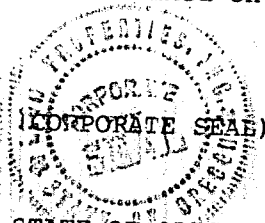
1. 1994-95 Klamath County taxes, which are now a lien but not yet payable.
2. Easement given by G. R. Welber et ux to The California Oregon Power Company, a corporation, dated November 14, 1941, and recorded December 5, 1941, in Vol. 81 of Deed Records of Klamath County, Oregon, for the privilege and easement of placing, constructing and erecting a pole for the purpose of mounting thereon electric lines, transformers, etc.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$215,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the Grantor's Board of Directors with its corporate seal affixed on _____, 1994.



LION PROPERTIES, INC.,
an Oregon corporation

By

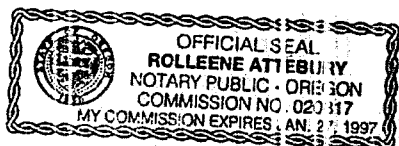
Britta Franz
Britta Franz President

STATE OF OREGON)

COUNTY OF KLAMATH)

ss.

On this 29th day of September, 1994, personally appeared the above named BRITTA FRANZ who, being first duly sworn, did say that she is the President of LION PROPERTIES, INC., an Oregon corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and she acknowledged said instrument to be its voluntary act and deed.



(SEAL)

Before me:

Rollee Attiebury
Notary Public for Oregon

My Commission expires: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Co
of _____ Oct _____ A.D., 19 94 at 3:34 o'clock _____ P.M., and duly recorded in Vol. M94
of _____ Deeds _____ on Page 32850

FEE \$35.00

Evelyn Biehn

By

County Clerk

Marlene Mullendore