

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

FRANK M. LAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND B. FISCHER and LYNNE S. FISCHER, husband and wife, 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."

To Have and to Hold the same unto the said grantee and grantee's 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 \$ 225,000.00

XXXXXX THE ABOVE INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS FILED WITH THE CLERK OF THE COUNTY OF KLAMATH, OREGON, ON OR BEFORE XXXXX

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 14th day of February, 19 95; 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.

Alabama
STATE OF OREGON,
County of Choctaw, ss.
February 14, 19 95.

Personally appeared the above named
FRANK M. LAND

FRANK M. LAND

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

Before me, Rhonda R. Parfitt
Notary Public for Oregon ALABAMA
My commission expires:

My Commission Expires January 29, 1999

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)

FRANK M. LAND
1406 W. RUSHMATA
BUTLER, AL 36904

GRANTOR'S NAME AND ADDRESS

RAYMOND A. FISCHER and LYNNE S. FISCHER
PO BOX 193
GLENCOE CA 95232

GRANTEE'S NAME AND ADDRESS

RAYMOND A. FISCHER and LYNNE S. FISCHER
PO BOX 193
GLENCOE CA 95232

NAME, ADDRESS, ZIP

RAYMOND A. FISCHER and LYNNE S. FISCHER
PO BOX 193
GLENCOE CA 95232

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

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

3483

EXHIBIT "A" LEGAL DESCRIPTION

The SW1/4 NW1/4, NW1/4 SW1/4, and SW1/4 SW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, LESS rights-of-way and easements to the United States of America for irrigation laterals and drains of record or apparent on the premises; AND LESS the following described parcel: That portion of the SW1/4 SW1/4 lying Easterly of the following described line: Beginning at a point on the Southerly line of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southwest corner of Section 3 bears South 89 degrees 50' 30" West 1265.14 feet distant; thence North 1 degrees 02' 30" East 1071.98 feet to a point; thence North 2 degrees 46' 15" East 268.50 feet to a point at the Northeast corner of the SW1/4 SW1/4 of said Section 3.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Feb A.D., 19 95 at 2:54 o'clock P. M., and duly recorded in Vol. 195
of Deeds on Page 3482

FEE \$35.00

By Bernetha G. Letsch, County Clerk