

# KLAMATH COUNTY TITLE COMPANY

K-48193

## STATUTORY WARRANTY DEED (Individual or Corporation)

OREGON INVESTMENTS, AN OREGON BUSINESS TRUST

, Grantor,

conveys and warrants to CLYDE COLLINS AND LINDA COLLINS, HUSBAND AND WIFE

, Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO 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.

The true consideration for this conveyance is \$ 125,000.00 (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 8th day of August 19 95. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

OREGON INVESTMENT, AN OREGON BUSINESS TRUST

BY: [Signature] (E-RT)

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_

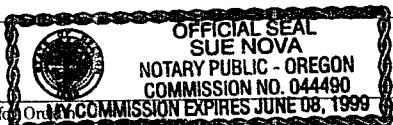
CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me  
this 8th day of August 19 95

by Bruce L. Carpenter and  
by \_\_\_\_\_

of OREGON INVESTMENT, AN OREGON BUSINESS TRUST  
a corporation, on behalf of the corporation.



Notary Public for Oregon  
My commission expires \_\_\_\_\_

Notary Public for Oregon

My commission expires: June 8, 1999

After recording return to:

CLYDE COLLINS  
LINDA COLLINS  
14815 S. BROADWAY  
GARDEN HOME, ADDRESS, ZIP CA 90248

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

SAME

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

Lots 4 and 5 in Block 1 of Agri-Commerce Center, Tract 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and

A parcel of land, being portions of Lots 2 and 3, Block 1 of Tract 1237, Agri-Commerce Center situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " iron pipe marking the most Southerly corner of Lot 2, Block 1 in said subdivision; thence N. 45°09'00" E. along the Southeasterly line of said Lot 2 a distance of 112.02 feet to a point; thence leaving said Southeasterly line, N. 52°30'40" W. a distance of 173.94 feet to a point on the Southerly line of Lot 1, in Block 1; thence Southwesterly along said Southerly line and along a 70 foot radius curve to the right a distance of 22.17 feet to a point; thence S. 01°03'15" E. a distance 112.54 feet to a point on the North line of Lot 4, Block 1; thence along said line, N. 88°56'45" E. a distance of 62.71 feet to the Northeasterly corner of said Lot 4; thence S. 12°07'09" E. along the Easterly line of said Lot 4 a distance of 65.41 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 10th day  
of August A.D., 19 95 at 3:36 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 21291.

FEE \$35.00

By Annette Mueller Bernetha G. Letsch, County Clerk