



## WARRANTY DEED

#03043446

AFTER RECORDING RETURN TO:

CRYSTAL M. MATLOCK

1881 ACUNA WAY  
GRANTS PASS, OR 97526

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JIM PACHECO and ELIZABETH K. MATLOCK, hereinafter called  
GRANTOR(S), convey(s) to CRYSTAL M. MATLOCK, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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 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  
\$52,439.69. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE  
NAMED IS DONE AT THE DIRECTION OF WESTERN STATES EXCHANGE, INC.  
AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID  
GRANTEE.

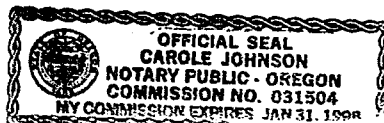
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 8th day of September, 1995.

Jim Pacheco  
JIM PACHECO

Elizabeth K. Matlock  
ELIZABETH K. MATLOCK

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )



The foregoing instrument was acknowledged before me this 14th  
day of September, 1995, by JIM PACHECO and ELIZABETH K. MATLOCK.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: 1-31-98

## EXHIBIT "A"

24992

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of 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 at Page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the quarter 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 begining 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 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 1/2 inch iron pin denoted as Point B, which is located North 79 degrees 02' 00" West 153.81 feet from the previously mentioned 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 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 degrees 24' 19" East 21.34 feet; thence North 109.47 feet to the true point of beginning, with bearings based on Front Street as being East, Survey No. 3204.

CODE 14 MAP 4110-12BA TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of September A.D., 19 95 at 11:05 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 24991.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller