



KLAMATH COUNTY TITLE COMPANY

K-48513-G STATUTORY WARRANTY DEED (Individual or Corporation)

Adele Miriam Moughan

conveys and warrants to Mehdi Ahmadi, A Single Person . Grantor.

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

Lot 18 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the southeast corner of Lot 18; thence S. 1°04' E across Lot 27 to a point on the northerly bank of the Sprague River; thence in a south-westerly direction along the northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the westerly side-line of said Lot 18 and the northerly river bank; thence, from said intersection N 1°04' W to the southwest corner of said Lot 18; thence S 76°02'30" E along the southerly lot line of said lot to the point of beginning.

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 \$ 4,500.00 (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.

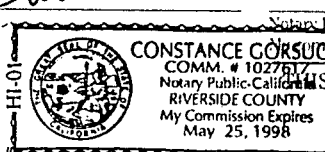
DATED this 12th day of October 19 95 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Adele Miriam Moughan
Adele Miriam Moughan

California
STATE OF OREGON, County of Riverside ss.
The foregoing instrument was acknowledged before me
this 12th day of October 19 95
by Adele Miriam Moughan

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 the corporation.

Notary Public for California
My commission expires: 5/25/98



After recording return to:

Mehdi Ahmadi
19216 Hamlin St. Apt #6
Reseda CA 91335

NAME, ADDRESS, ZIP

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

Mehdi Ahmadi
19216 Hamlin St. Apt #6
Reseda CA 91335

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Company

on this 27 day of Oct. A.D., 19 95
at 10:40 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 29329

Bernetha G. Letsch, County Clerk
By Annelle Maxwell

Deputy.

Fee, \$30.00