

MTC 36012KR

WARRANTY DEED

Vol. 1996 Page 1601

BEHNAM H. ARSHI,

Grantor(s) hereby grant, bargain, sell and convey to
 CLYDE COLLINS and LINDA COLLINS, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

RESERVING UNTO THE GRANTOR NAMED HEREIN an Easement over the existing
 roadway traversing in a Westerly direction from Godowa Springs Road
 approximately through the southerly portion of the SW1/4 of the NW1/4 and
 the Northerly portion of the NW1/4 of the SW1/4 of Section 26, and
 continuing Westerly through the E1/2E1/2 of Section 27, thence Southerly
 and Southwesterly through the SE1/4 of said Section 27 to the North line
 of said Section 34. Said existing road is for access to the W1/2 of the
 NE1/4 and the E1/2 of the NW1/4 of Section 34, Township 35 South, Range
 12 East of the Willamette Meridian, Klamath County, Oregon. The Grantors
 and Grantees named herein agree to share all costs of maintenance of this
 easement equally. This easement agreement shall bind and inure to the
 benefit of, as the circumstances may require, not only the immediate
 parties hereto but also their respective heirs, executors, administrators
 and successors in interest.

and the 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.

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.

The true and actual consideration for this conveyance is \$ 1,300,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 14815 South Broadway St., Gardena, CA 90248

Dated this 18th day of January, 1996

Behnam H. Arshi
 BEHNAM H. ARSHI

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. January 18 19 96

COUNTY OF KLAMATH

Personally appeared the above named

BEHNAM H. ARSHI

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to:

CLYDE COLLINS & LINDA COLLINS
 14815 South Broadway St.
 Gardena, CA 90248

EXHIBIT "A"
LEGAL DESCRIPTION

All the following described real property situated in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: SE1/4 NE1/4

Section 21: S1/2 N1/2 NE1/4; S1/2 NE1/4; SE1/4; SE1/4 NW1/4; SE1/4 SW1/4; NE1/4 SW1/4; lying East of the center of the main channel of the Sycan River

Section 22: All

Section 23: W1/2 W1/2 and all that portion of the NW1/4 NE1/4 and E1/2 NW1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65.

Section 26: W1/2 NW1/4; W1/2 W1/2 SW1/4

Section 27: W1/2; N1/2 NE1/4; N1/2 SE1/4; SW1/4 SE1/4; E1/2 SE1/4 SE1/4

Section 28: N1/2 NE1/4

Section 35: N1/2 NW1/4 NW1/4; N1/2 S1/2 NW1/4 NW1/4; SAVING AND EXCEPTING a tract of land situated in the NW1/4 NW1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly line of the of the Godowa Springs Road, said point being North 11 degrees 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58 degrees 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5/8 inch iron pin in a fence line; thence South 82 degrees 18' West along said fence line a distance of 192.83 feet to a 5/8 inch iron; thence South a distance of 196.95 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.

TOGETHER WITH a 1980 CAMELOT Mobile Home, Oregon License #X183871 and a 1979 SILVERCREST Mobile Home, Oregon License #X157838 which are both situate on the real property described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day
of Jan A.D., 19 96 at 11:45 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 1601.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Dorlene Mulenbaur

NO RECORD

Jan. 19, 1996

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