

NA 13717

WARRANTY DEED

Vol. 1496 Page 4823

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS S. LANDRUM AND PATRICIA L. LANDRUM TRUSTEE OF TRUST AGREEMENT DATED 2-20-86

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Landrum Joint Venture LLC

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Description set out in Exhibit A attached hereto and by this reference made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances save and except for as set out in Exhibit B attached hereto and by this reference made a part hereof.

and that grantor will warrant and forever defend the 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 \$ 220,000.

~~However, the actual consideration consists of or includes other property or value given or promised which is the true consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of January, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Francis S. Landrum, Trustee
Patricia L. Landrum, Trustee

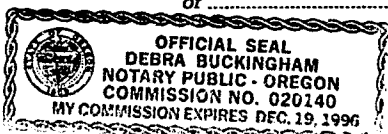
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 16, 1996, by Francis S. Landrum and Patricia L. Landrum

This instrument was acknowledged before me on , 19 , by

as

of



Deborah Buckingham

Notary Public for Oregon

My commission expires 12-19-96

Francis S. Landrum & Patricia L. Landrum Trust

820 Hillside Avenue
Klamath Falls, OR 97603

Grantor's Name and Address

Landrum Joint Venture LLC
2949 Onyx Street
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Landrum Joint Venture LLC
2949 Onyx Street
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Landrum Joint Venture LLC
2949 Onyx Street
Klamath Falls, OR 97603

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/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy.

EXHIBIT "A"

PARCEL 1:

Lots 2, 3, 4, 5, 6 and 7, Block 1, TRACT 1183, FREMONT PARK, in the County of Klamath, State of Oregon.

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, TRACT 1183, FREMONT PARK, in the County of Klamath, State of Oregon. LESS AND EXCEPT that portion of Lot 1, Block 2 deeded to the State of Oregon, by and through its Department of Transportation, recorded November 15, 1995 in Book M-95 at Page 31162.

PARCEL 3:

A parcel of land lying in the SW 1/4 of the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a casing nail set in a crosstie of the Westerly Great Northern Railway Company tracks, said nail having been set in August, 1955, by Frank Z. Howard to mark the Southeast corner of the NW 1/4 of the NW 1/4 of said Section 10; thence North 89 degrees 15' 30" West 30 feet and South 0 degrees 10' East 30 feet to an iron pin on the East line of Lot 1, Block 4, THIRD ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence North 89 degrees 35' 30" West along the South line of Onyx Street a distance of 300.0 feet to an iron pin; thence South 0 degrees 07' East along the East line of Lot 7, Block 2 of Fremont Park, Tract 1183, a distance of 174.93 feet to the Southeast corner thereof; thence South 89 degrees 30' East a distance of 300.0 feet to an iron pin on the East line of Lot 2, Block 4, Third Addition to Altamont Acres; thence North 0 degrees 07' West along the East lines of Lot 2 and Lot 1, Block 4 of said subdivision a distance of 175.4 feet to the point of beginning. Said description encompasses Lot 1 and the North 40 feet of Lot 2, Block 4, Third Addition to Altamont Acres, LESS the North 10 feet of said Lot 1 lying within the right of way of Onyx Street.

EXHIBIT "A" CONTINUED

CODE 41	MAP 3909-10BB	TL 1000
CODE 41	MAP 3909-10BB	TL 1100
CODE 41	MAP 3909-10BB	TL 1200
CODE 41	MAP 3909-10BB	TL 1300
CODE 41	MAP 3909-10BB	TL 1400
CODE 41	MAP 3909-10BB	TL 1500
CODE 41	MAP 3909-10BC	TL 100
CODE 41	MAP 3909-10BC	TL 800
CODE 41	MAP 3909-10BC	TL 700
CODE 41	MAP 3909-10BC	TL 600
CODE 41	MAP 3909-10BC	TL 500
CODE 41	MAP 3909-10BC	TL 400
CODE 41	MAP 3909-10BC	TL 300
CODE 41	MAP 3909-10BC	TL 200

EXHIBIT B

1. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Tract 1183, Fremont Park.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Levies and assessments of the Klamath County Drainage District.
5. Easement, including the terms and provisions thereof, as reserved in Deed:

For: Ditches, canals and pile lines
 From: Western Cities Company
 To: H. M. Mallory, et al
 Dated: August 16, 1948
 Recorded: September 15, 1948
 Book: 225
 Page: 91

6. Easement, including the terms and provision thereof:

For: A sewer
 Granted to: South Suburban Sanitary District
 Recorded: June 2, 1972
 Book: M-72
 Page: 5871
 Fee No.: 64744

7. Application and Agreement for Exemption from Payment of Assessments, including the terms and provisions thereof:

Between: Francis S. Landrum (Washburn Land Co.)
 And: Klamath Irrigation District
 Recorded: October 1, 1986
 Book: M-86
 Page: 17816
 Fee No.: 66587

8. Order in the matter of the request for CLUP/ZC 8-92 for Francis & Patricia Landrum, recorded September 16, 1992 in Book M-92 at Page 21142.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 21st day
 of Feb A.D., 19 96 at 3:53 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 4823

Bernetha G. Letsch, County Clerk

FEE \$45.00

By Cheryl Russell