

17386


KLAMATH COUNTY TITLE COMPANY Vol. m96 Page 12634

K-49073-S
STATUTORY WARRANTY DEED
 (Individual or Corporation)

TOHA INVESTMENT CO., A CALIFORNIA GENERAL PARTNERSHIP, WHO TOOK
TITLE AS TOHA INVESTMENT CO., A CALIFORNIA LIMITED PARTNERSHIP , Grantor,
 conveys and warrants to PENINSULA MOTEL ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP
FKA FAIRBANKS MOTEL ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP , Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

96 MAY -2 P 3:42

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 \$ 400,000.00 (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 29th day of April 19 96 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

TOHA INVESTMENT CO., A CALIFORNIA GENERAL PARTNERSHIP

By: *Paul Tsukahara* TRUSTEE

By: *Carl Hanaoka* TRUSTEE

By: *Arbutus K. Atsumi*

By: *Arbutus K. Atsumi* PARTNER
HANAOKA & OKUMA COMPANY

CALIFORNIA
 STATE OF ~~OREGON~~, County of Los Angeles)ss.

The foregoing instrument was acknowledged before me
 this 1st day of May 19 96
 by PAUL TSUKAHARA, AKI TSUKAHARA, TRUSTEES
ARBUTUS K. ATSUMI, CARL HANAOKA, PARTNER
HANAOKA & OKUMA COMPANY

Violet Nishihara

Notary Public for ~~OREGON~~ **CALIFORNIA**
 My commission expires:

After recording return to:

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 Oregon
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

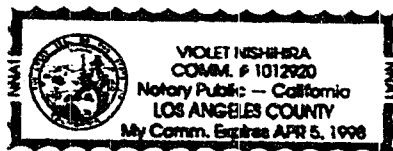


EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1:

Beginning at an iron pin on the North line of Byrd Avenue of Chelsea Addition, a subdivision of Klamath County, State of Oregon, which iron pin is at a point South 0°06' West along the East section line of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 688.5 feet and North 89°49' West along the North line of Byrd Avenue a distance of 444.4 feet from the iron axle (with Bail Race) which marks the Northeast corner of said Section 19; thence running North 89°49' West along the North line of Byrd Avenue a distance of 77.2 feet to an iron pin which lies on the Northeasterly right of way line of State Highway No. 97, 95 feet at right angles from the Northeasterly leg of same; thence North 38°52' West along the Northeasterly right of way line of State Highway No. 97 (NOTE: The State Highway bearing of this line shows North 39°07½' West) a distance of 130.55 feet to a point; thence North 51°08' East at right angles a distance of 192.77 feet to an iron pin; thence South 38°52' East 15 feet to an iron pin; thence South 0°06' West parallel to the section line a distance of 211.1 feet, more or less, to the point of beginning, in the NE¼NE¼ of Section 19.

PARCEL 2:

A parcel of land lying in the NE¼ of NE¼ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows: Beginning at a point in the North line of Byrd St. of Chelsea Addition to the City of Klamath Falls; said point being 688.5 feet South and 234.3 feet West from the Northeast corner of said Section 19; thence North 89°49' West along the North line of said Byrd St. a distance of 208.71 feet; thence North 0°11' East a distance of 208.71 feet; thence South 89°49' East a distance of 208.71 feet; thence South 0°11' West a distance of 208.71 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 2nd day of May A.D., 19 96 at 3:42 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 12634.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

APRIL 2, 1996

Document #17387

NO RECORD