

19184

WARRANTY DEED

Vol. 196 Page 16309

MT38047-HF

L. WAYNE MC FADDEN, CONSERVATOR OF THE ESTATE OF GLADYS MC FADDEN,
Grantor(s) hereby grant, bargain, sell and convey to:
EAST CASCADE PROPERTIES, INC., an Oregon Corporation,
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:
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.
Improvements to real property are sold "as is" and seller makes no
representations as to the condition of the improvements.

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 \$ 128,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 214, KLAMATH FALLS, OR 97601

Dated this 24 day of May, 1996

THE ESTATE OF GLADYS MC FADDEN

X BY: L. Wayne McFadden CONSERVATOR
L. WAYNE MC FADDEN

* STATE OF Oregon, County of Multnomah) ss.

This instrument was acknowledged before me on May 24, 1996

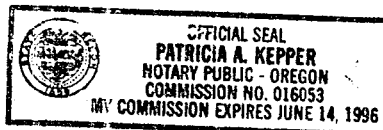
by L. WAYNE MC FADDEN

as

of

Patricia A. Kepper
Notary Public of Oregon

My commission expires 6-14-96



ESCROW NO. MT38047-HF

Return to:

EAST CASCADE PROPERTIES, INC.

P.O. BOX 214

KLAMATH FALLS, OR 97601

96 JUN -4 P3:22

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Tract 9 and the East 326.7 feet of Tract 8, and the S1/2 of the vacated alley adjoining the North line of Tract 9 and the N1/2 of the East 326.7 feet of the vacated alley adjoining the South line of Tract 8, all in GIENGER'S HOME TRACTS, in the County of Klamath, State of Oregon.

EXCEPT THEREFROM the following described property:

Beginning at the Northeast corner of Tract 8 of said Gienger's Home Tracts; thence Westerly along the North line of said Tract 8, a distance of 120.00 feet; thence Southerly parallel to the East line of said Tract 8, a distance of 66.66 feet; thence Easterly parallel to the North line of said Tract 8, 120.00 feet to a point on the East line of said Tract 8; thence Northerly along the East line of said Tract 8, a distance of 66.66 feet to the point of beginning.

PARCEL 2:

The East 125 feet of the following described tract:

Tract 8 of GIENGER'S HOME TRACTS, in the County of Klamath, State of Oregon.

EXCEPT the East 326.7 feet formerly conveyed to Gomer W. Caseman, by deed recorded in Book 130 at page 345, Deed Records of Klamath County, Oregon.

ALSO, including half of vacated alley South of and adjoining the said East 125 feet.

PARCEL 3:

The Easterly 100 feet of the W1/2 of Lot 10, GIENGER'S HOME TRACTS, and any portion of the vacated alley located within said property, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amer Title _____ the 4th day
of June A.D. 19 96 at 3:22 o'clock PM., and duly recorded in Vol. M96
of _____ Deeds _____ on Page 16309

FEE \$35.00

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk