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WARRANTY DEED

Vol. MAC Page 17335

MTC37966NF

MARY N. REYES,

Grantor(s) hereby grant, bargain, sell and convey to:

ROSSHA ENTERPRISES, INC. A CALIFORNIA 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF.
~~Parcel-1-of-Land-Partition-12-96-situated-in-Government-Lots-22-and-27,--~~
~~Section-15,--Township-36-South,--Range-7-East-of-the-Willamette-Meridian,--~~
~~Klamath-County,--Oregon,--filed-in-the-Office-of-the-Klamath-County-Clerk--~~
~~May-2,--1996--~~

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.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 927, KENO, OR 97627-0927

Dated this 13th day of May, 1996

Mary N. Reyes
 MARY N. REYES

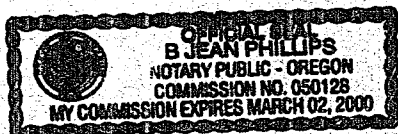
NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. May 13 1996

Personally appeared the above named

MARY N. REYES

and acknowledged the foregoing instrument to be by voluntary act.



(seal)

Before me:

B. Jean Phillips
 Notary Public for Oregon
 My commission expires 3-2-2000

ESCROW NO. MT37966-HF

Return to:

ROSSHA ENTERPRISES, INC.

P.O. BOX 927

KENO, OR 97627-0927

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 12-96 situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed in the Office of the Klamath County Clerk May 3, 1996.

ALSO a parcel of land situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and further being described as a portion of Parcel Two, "Land Partition 12-96", and more particularly described as follows:

Beginning at a 5/8 inch pin marking the Northeast corner of parcel one of said Land Partition 12-96, from which the Southwest corner of "Modoc Point A Townsite" bears South 05 degrees 32' 00" East 400.00 feet, thence from said point of beginning along the East line of said parcel two, North 05 degrees 32' 00" West 68.47 feet to a 5/8 inch pin, thence along the North line of said parcel two North 71 degrees 51' 00" West 90.20 feet to a 5/8 inch pin, thence South 18 degrees 09' 00" West 42.15 feet to a 5/8 inch pin, thence South 05 degrees 32' 00" East 56.46 feet to a 5/8 inch pin marking the Northwest corner of said parcel one; thence along the North line of said parcel one North 90 degrees 00' 00" East 100.00 feet to the point of beginning, bearings based on "Land partition 12-96".

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of June A.D., 19 96 at 11:48 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 17335.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]