

MTC 38171LW

WARRANTY DEED

Vol. 1796 Page 18833

KLAMATH HOUSING AUTHORITY,

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

APPLGATE DEVELOPMENT CORPORATION, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

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 \$ 1,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7649 BOOTH ROAD, KLAMATH FALLS, OR 97603

Dated this 14th day of June, 1996

KLAMATH HOUSING AUTHORITY

BY: Wayne Connors EXECUTIVE DIRECTOR
WAYNE CONNORS

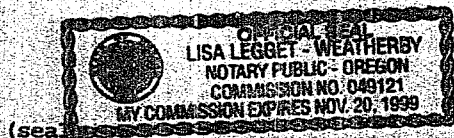
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 14th 19 96
COUNTY OF Klamath

Personally appeared the above named

Wayne Connors, executive director, Klamath Housing Authority
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Lisa Legget WeatherlyNotary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT38171-LW

Return to:

APPLGATE DEVELOPMENT CORPORATION

7649 BOOTH ROAD

KLAMATH FALLS, OR 97603

18834

EXHIBIT 'A'
LEGAL DESCRIPTION

Beginning at a point on the Northerly boundary of SUNNYLAND SUBDIVISION being North 89 degrees 45' 30" East 316.48 feet from the Northwest corner of Block 1 of said Subdivision and being the Southeast corner of that tract of land described in Deed Volume M80, page 18,566 of the Klamath County Deed Records; thence South 89 degrees 45' 30" West, along said Northerly boundary, 15.00 feet; thence along the arc of a curve to the right (radius point bears North 89 degrees 45' 30" East 35.00 feet and central angle equals 90 degrees 02' 42") 55.01 feet to a point on the East line of said Deed Volume; thence along the boundaries of said Deed Volume South 00 degrees 11' 48" East 15.00 feet, South 89 degrees 45' 30" West 20.00 feet and South 00 degrees 11' 48" East 20.00 feet to the point of beginning with bearings based on recorded Survey No. 2954.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 25th day
of June A.D., 19 96 at 10:51 o'clock AM. and duly recorded in Vol. M96
of Deeds on Page 18833.

FEE \$35.00

By Bernetha G. Letsch, County Clerk