

25866

## WARRANTY DEED

Vol. 1746 Page 30834

MTC 39241 KR

SHERWOOD MORF, TRUSTEE UNDER THE DECLARATION OF TRUST FOR THE HOWARD MORF FAMILY TRUST DATED MAY 31, 1972,

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

LINKA, 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 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.

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 \$ 517,000.00, paid in part by an accommodator to complete a 1031 Tax Deferred Exchange.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 2118 Radcliffe, Klamath Falls, OR 97601

Dated this 26<sup>th</sup> day of September, 1996

THE HOWARD MORF FAMILY TRUST

BY: Roger H. Morf TRUSTEE  
ROGER H. MORF

STATE OF Washington County of Grant ss.

This instrument was acknowledged before me on Sept. 26<sup>th</sup>, 1996

by ROGER MORF

as TRUSTEE

of THE HOWARD MORF FAMILY TRUST

Cheryl Ann Eadie Cunningham  
Notary Public for Washington  
Commission Expires 06-19-00  
ESCROW NO. 39241-KR

Return to:

~~LINKA, INC., a California corporation~~  
LINKA, INC., a California corporation  
2118 Radcliffe  
Klamath Falls, OR 97601

96 SEP 27 P 3:56

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**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

A tract of land situated in Lot 2, Block 3, TRACT 1080, WASHBURN PARK,  
a duly recorded plat, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Washburn Way, said point being South 00 degrees 03' 30" West a distance of 314.74 feet from the Northwest corner of said Lot 2; thence South 89 degrees 56' 30" East 400.00 feet to the Easterly line of said Lot 2; thence along said Easterly line South 00 degrees 03' 30" West 185.00 feet; thence North 89 degrees 56' 30" West 400.03 feet to the Easterly right of way line of said Washburn Way; thence along said right of way line, North 00 degrees 04' 50" East 60.39 feet and North 00 degrees 03' 30" East 124.61 feet to the point of beginning, with bearings based on TRACT 1080, WASHBURN PARK.

Unofficial Copy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day  
of Sept. A.D., 19 96 at 3:56 o'clock P. M., and duly recorded in Vol. 896  
of Deeds on Page 30834

FEE \$35.00

Bernetha G. Letsch

County Clerk

By

Kathleen Bras