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'96 OCT -4 P3:53
WARRANTY DEEDVol. M96 Page 31704

UTC 39526KR

RICHARD A. COLSON,

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

SOCO DEVELOPMENT, INC., AN OREGON NON-PROFIT 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: **see below 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.

**Trust Deed & Conditional Assignment of Rentals recorded on April 7, 1994, in Volume M94, pages 10320 & 10323, Microfilm Records of Klamath County, Oregon in favor of ALFRED Z. WOODY and MARGARET WOODY or the survivor thereof which Grantee herein agrees to assume & pay in full 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 \$169,900.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 135 S. 9th Street, Klamath Falls, OR 97601

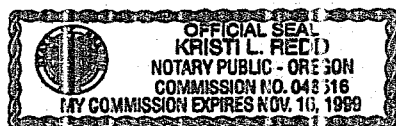
Dated this 1st day of October, 1996

 RICHARD A. COLSON

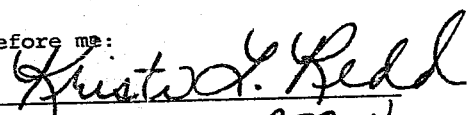
NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. Oct. 1 19 96

Personally appeared the above named

RICHARD A. COLSONand acknowledged the foregoing instrument to be his voluntary act.

Before me:


 Notary Public for OREGON
My commission expires 11/10/99

(seal)

ESCROW NO. MT39526-KR

Return to:

SOCO DEVELOPMENT, INC.
135 S. 9th Street
Klamath Falls, OR 97601

EXHIBIT 'A'
LEGAL DESCRIPTION

Commencing at the Southwesterly corner of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon); thence Northwesterly along the line between Lots 2 and 3 of said Block 15, 105 feet; thence Northeasterly and parallel with Main Street, 45 feet; thence Southeasterly and parallel with Seventh Street, 105 feet to the Northerly line of Main Street; thence Southwesterly along the Northerly line of Main Street, 45 feet to the place of beginning, being a part of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of October A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 31704.

FEE
\$35.00

Bernetha G. Letsch County Clerk

By

Kathleen Ross