

'96 NOV -6 P3:11

WARRANTY DEED

LLOYD N. GASS, Grantor, conveys and warrants to LLOYD N. GASS, Trustee of the LLOYD N. GASS 1996 REVOCABLE LIVING TRUST dated September 17, 1996, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.00.

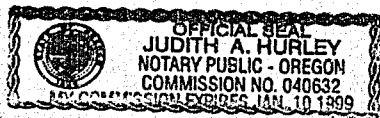
Dated this 6 day of November, 1996.

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 USES.

Lloyd N. Gass
LLOYD N. GASS, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

6th The foregoing instrument was acknowledged before me this day of November, 1996, by LLOYD N. GASS.



Judith A. Hurley
Notary Public for Oregon
My Commission Expires: 1-10-99

GRANTOR'S NAME AND ADDRESS:

Lloyd N. Gass
484 Sunset Beach Road
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Lloyd N. Gass, Trustee
LLOYD N. GASS 1996 REVOCABLE
LIVING TRUST
484 Sunset Beach Road
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Lloyd N. Gass, Trustee
LLOYD N. GASS 1996 REVOCABLE
LIVING TRUST
484 Sunset Beach Boulevard
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within
instrument was received for
record on the _____ day of
_____, 1996, at _____
o'clock, _____ m., and recorded in
book/reel/volume No. _____ on
page _____ or as fee/file/
instrument/microfilm/reception
No. _____, Record of Deeds
of said county.

Witness my hand and seal
of County affixed.

Name _____ Title _____

By _____ Deputy _____

EXHIBIT "A" - Page 1

PARCEL ONE:

Lots 1, 2, 7 and 8 of Block 17, together with vacated alley
Lot 1, Block 20

Lot 1, 2, 3, 4, 5, 6, 7 and 8 Block 21

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 22, Terminal City, according to
the official plat thereof on file in the office of the County Clerk, Klamath
County, Oregon, SAVING AND EXCEPTING any portion located within Wocus Road.

All of Block 30

All of Block 31

All of Block 32

All of Block 33

All of Block 37

All of Block 38

All of Block 39

All of Block 40

All of Block 41

All of Block 42

All of Block 43

All of Block 44

All of Block 45

All of Block 46

All of Block 48

All of Block 49

All of Block 50

All of Block 51, First Addition to Terminal City, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon,
SAVING AND EXCEPTING any portion located within U.S. Highway 97 (The Dalles-
California Highway)

PARCEL TWO:

All of Block 25, North Klamath Falls, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL THREE:

An undivided one-half interest in:

Lots 4 and 5, Block 14, Supplemental Plat of Dixon Addition, according to the
official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.

EXHIBIT "A" - Page 2

PARCEL FOUR:

Lots 1, 2, 3, 4, 5, 6, and the Westerly one-half of Lots 7, 8, 9, 10, 11, and 12, Block 5,
 Lots 1, 2, 3, 4, 5, and 6 Block 6
 Lots 1, 2, 3, 4, 5, and 6 Block 7
 All of Block 8
 All of Block 9
 Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, and 12, Block 10
 Lots 1, and 2, Block 11, Chelsea Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with vacated Collidge St, Nungesser Ave. and Chelsea St. adjacent thereto. SAVING AND EXCEPTING any portion located within U.S. Highway 97 Westside Bypass and Eastside Bypass.

PARCEL FIVE:

A tract of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E.W.M. Klamath County, Oregon, more particularly described as follows: Beginning at a point 720 feet East of an iron pin driven into the ground at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E.W.M., Klamath County, Oregon; thence, North 240 feet; thence East 132 feet; thence South 240 feet; thence West 132 feet to the place of beginning. SAVING AND EXCEPTING any portion located within South Sixth Street.

PARCEL SIX:

Lot 3, Block G Lake of the Woods Recreation Sub-Unit, Winema National Forest, as shown on the approved plat dated 1951 on file in the office of the Forest Supervisor, Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry M. Molatore the 6th day
 of November A.D., 19 96 at 3:11 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 35145

FEE \$45.00

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