

45367

MTC 42525-KA Vol 1997 Page 30432
WARRANTY DEED

GARTER ENTERPRISES, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
MARK T. FAY,

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 \$ 348,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 1662 Cove Point Rd., Klamath Falls, OR 97603

Dated this 15 day of September, 1997.


GARTER ENTERPRISES, INC.

BY: _____ AUTHORIZED AGENT
CRAIG CHURCHILL

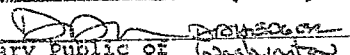
STATE OF Washington, County of Pierce) ss.

This instrument was acknowledged before me on Sept 15, 1997

by Craig Churchill

as Registered Agent

of Garter Enterprises, Inc


Notary Public of Washington

My commission expires 3-29-00

ESCROW NO. MT42525-KA

Return to:

MARK T. FAY

1662 Cove Point Rd.

Klamath Falls, OR 97603

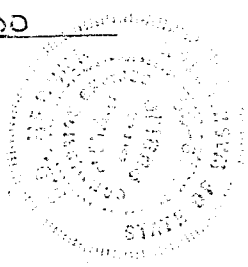


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW 1/4 SW 1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 1280 feet East and 1080 feet North of the section corner common to Sections 19, 20, 29, and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 261.7 feet; thence West 271 feet; thence South 261.7 feet; thence East 271 feet to the place of beginning, being all of vacated Blocks 3 and 4, HIGHWAY ADDITION to the City of Klamath Falls, Oregon, and portions of street adjacent thereto.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of Sept A.D., 19 97 at 11:21 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 30432.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen R. Ross