

45772

MTC 42088-MS
WARRANTY DEED

97 SEP 24 P3:54

Vol. 1791 Page 31254

PAUL G. ADAMS AND BARTON K. ADAMS, AS TENANTS IN COMMON

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

WESTERN HOMES, INC., 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$105,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6707 S. Sixth Street, Klamath Falls, OR 97603

Dated this 15th day of September, 1997.

SEE SIGNATURE PAGE ATTACHED HERETO
AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ss. _____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My Commission Expires: _____

AFTER RECORDING RETURN TO:

Western Homes, Inc.

6707 S. Sixth Street

Klamath Falls, OR 97603

EXHIBIT "B"
SIGNATURE PAGE

Paul G. Adams
PAUL G. ADAMS

BARTON K. ADAMS

STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

STATE OF COLORADO SS. SEPT 19 19 97
COUNTY OF EAGLE

The foregoing instrument was acknowledged before me this SEPT 19
1997, by PAUL G ADAMS
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Susie Schimpf
Notary Public
State of COLORADO
My Commission expires: _____
My Commission expires: 04/09/01

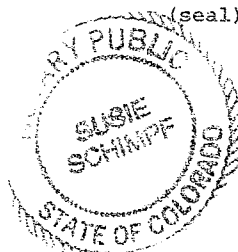


EXHIBIT "B"
SIGNATURE PAGE

PAUL G. ADAMS

Barton K. Adams
BARTON K. ADAMS

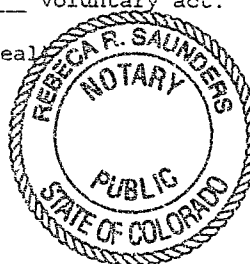
STATE OF Colorado SS. Sept 17 19 97.
COUNTY OF Boulder

Personally appeared the above named Barton K. Adams
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal.

(seal)

Rebecca R. Saunders
Notary Public
State of Colorado
My Commission expires: My Commission Expires 02/25/2001



STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that land described in Book M72 at Page 1623, as recorded in the Klamath County Deed Records, which is North 12 degrees 14' 37" West 536.95 feet from the South quarter corner of said Section 1; thence North 03 degrees 24' West, along the Westerly line of said land, 83.2 feet; thence North 23 degrees 39' 30" East along the Westerly line of that land described in Book M72 at Page 1625 of said Deed Records, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46 degrees 09' West along said right of way line, 370.18 feet, thence South 60 degrees 21' West 80.70 feet, South 11 degrees 21' West 365.5 feet, South 32 degrees 14' West 166.10 feet, South 01 degrees 13' West 217.08 feet; thence south 67 degrees 44' East 297.55 feet, more or less, to the point of beginning, with bearings based on recorded Survey No. 625, as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING THEREFROM a tract of land situated in the S1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Book M72 at Page 1623 as recorded in the Klamath County Deed Records, which is North 12 degrees 14' 37" West, 536.95 feet from the South quarter corner of said Section 1; thence North 03 degrees 24' West, along the Westerly line of said land, 83.2 feet; thence North 23 degrees 39' 30" East, along the Westerly line of that tract of land described in Book M72 at Page 1625, said Deed Records, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46 degrees 09' West along said right of way line, 200.00 feet; thence South 43 degrees 51' West 50.00 feet; thence south 20 degrees 27' 53" West, 679.84 feet to a point that bears North 67 degrees 44' West from the point of beginning; thence South 67 degrees 44' East, 205.00 feet to the point of beginning, with bearings based on recorded Survey No. 625, as recorded in the office of the Klamath County, Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of Sept. A.D., 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 31254.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen R. Lee