

NA

49137

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTORMTC 42491-KR
1997 Page 38709

Mark T. Fay, Grantor,
conveys and warrants to Amuchastegui Building, Inc. dba Amuchastegui Construction
Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See Exhibit A attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except liens and encumbrances of record.

pursuant to an IRC Tax Deferred Exchange on behalf of the Grantor.
The true consideration for this conveyance is \$ / (Here comply with the requirements of ORS 93.030)

Dated this 25 day of NOV., 1997.

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.

x Mark T. Fay
Mark T. Fay

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 25, 1997.



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

WARRANTY DEED

Mark T. Fay
Amuchastegui Building, Inc. GRANTOR
520 Klamath Falls Ave. GRANTEE
Klamath Falls, OR 97601
GRANTEE'S ADDRESS, ZIP

After recording return to:

Kevin F. Kerstiens
Schwabe, Williamson & Wyatt
1211 SW Fifth Ave., Suite 1800
Portland, OR 97204
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

Amuchastegui Building, Inc.
520 Klamath Falls Ave.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

38710

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is distant 1320 feet Easterly from the Section corner common to Sections 20, 29, 30 and 19 Township 38 South, Range 9 East of the Willamette Meridian, on Section line between Sections 20 and 29, and North 360 feet parallel to section line between Sections 19 and 20 to a point; thence North and parallel to Section line between Sections 19 and 20 a distance of 720 feet to a point which is the center of the Westerly terminal of Ashland Street; thence Westerly and parallel to Section line between Sections 20 and 29 a distance of 346 feet to State Highway; thence South along said State Highway a distance of 360 feet to a point; thence Southeasterly along State Highway to place of beginning; all in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, EXCEPTING that portion shown in Book 95 of Deeds page 215, as sold to Klamath County, Oregon on April 30, 1931.

SAVING AND EXCEPTING the following described property:

A strip of land situated in the SW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of that parcel conveyed on page 215 of Volume 95 of the Deed Records of Klamath County; thence West along the Northerly boundary of that tract of land conveyed on page 146 of Volume 61 of the Klamath County Deed Records 5.3 feet, more or less, to an iron pin monument which is 40.0 feet Westerly from the centerline of Biehn Street (formerly the Dalles-California Highway) as the same is presently located and constructed; thence South 0 degrees 19' 30" West parallel to and 40.0 feet Westerly from the said centerline of Biehn Street 635.3 feet, more or less, to an iron pin monument on the Northerly boundary of Lakeport Blvd., as the same is presently located and constructed; thence South 44 degrees 51' East along the Northerly boundary of Lakeport Blvd. 12.7 feet to a point on the Westerly boundary of that tract conveyed on page 215 of Volume 95 of Klamath County Deed Records; thence North 644.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title
of November A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 38709

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen R. [Signature]

PAGE 3 OF REPORT NO. 42491-KR

PRELIMINARY REPORT

Form No. 1418

PRELIMINARY REPORT ONLY