

(Statutory Form)

PATRICIA FRANKENBERY WARNER, Grantor, convey and warrant to  
KLAMATH BUSINESS SERVICES, Grantee, the following real property free  
of encumbrances except as specifically set forth below:

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

SUBJECT TO contracts and/or liens for irrigation and/or drainage,  
\*the schedule of exclusions from coverage, together with any  
schedules contained in standard title policies,\* reservations,  
easements, restrictions and rights of way of record and those  
apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING AND 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.

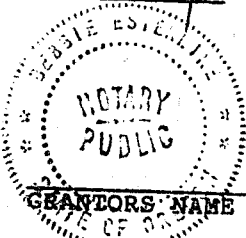
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is  
\$81,735.15.

DATED this 11th day of February, 1988.

*Patricia Frankenberg Warner*  
Patricia Frankenberg Warner

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 11th day of  
February, 1988, by Patricia Frankenberg Warner.



*Debbie Esterline*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 9-29-89

GRANTORS NAME AND ADDRESS:

GRANTEES NAME AND ADDRESS:

AFTER RECORDING, RETURN TO:

Klamath Business Services  
4444 Lombard Drive  
Klamath Falls, OR 97603

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

SAME - NO CHANGE

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within in-  
strument was received for  
record on the \_\_\_\_\_ day of  
\_\_\_\_\_, 198\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.M., and  
recorded in Book \_\_\_\_\_ on  
Page \_\_\_\_\_ or as File Reel  
Number \_\_\_\_\_, Record of  
Deeds of said County.

WITNESS my hand and seal of  
County affixed.

Recording Officer

By:

Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 495 feet East of the Southwest corner thereof; thence North and parallel to the West line of said SE1/4 NW1/4 a distance of 178 feet to the Southwest corner of the tract herein described, being the true point of beginning; thence East and parallel with the North line of said SE1/4 NW1/4, 82 1/2 feet; thence North and parallel with the West line of said SE1/4 NW1/4, 42 feet; thence West and parallel with the said North line of SE1/4 NW1/4, 82 1/2 feet; thence South and parallel with said West line of SE1/4 NW1/4, 42 feet to the true point of beginning, EXCEPTING THEREFROM the West 25 feet of said tract conveyed for road purposes.

Tax Account No.: 3909 02BD 4600

## PARCEL 2:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 NW1/4 of said Section 2, 495 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence East along the South boundary line of SE1/4 NW1/4 of said Section 2, 82 1/2 feet; thence North and parallel to the West line of said SE1/4 NW1/4 of Section 2, 178 feet; thence West and parallel to the North line of said SE1/4 NW1/4 of said Section 2, 82 1/2 feet; thence South and parallel to the West line of said SE1/4 NW1/4 of said Section 2, 178 feet to the place of beginning; EXCEPTING that portion of the above described tract lying within the boundaries of South Sixth Street adjacent on the South and EXCEPTING that portion lying within the boundaries of Hope Street adjacent on the West.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through the State Highway Commission in Deed Volume M65 at page 4730, Microfilm Records of Klamath County, Oregon

Tax Account No.: 3909 02BD 4500

## PARCEL 3:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 of NW1/4 of Section 2, 577 1/2 feet East of the SW corner of said SE1/4 of NW1/4 of Section 2; thence East along the South boundary line of said SE1/4 of NW1/4 of said Section 2, 82 1/2 feet; thence North and parallel to the West line of said SE1/4 of NW1/4 of said Section 2, 220 feet; thence West and parallel to the North line of said SE1/4 of NW1/4 of said Section 2, 82 1/2 feet; thence South and parallel to the West line of said SE1/4 of NW1/4 of said Section 2, 220 feet to the place of beginning; SAVING AND EXCEPTING THEREFROM, that portion deeded to the State of Oregon in Deed Volume 352 on page 308, Records of Klamath County, Oregon, for the Dalles-California Highway.

Tax Account No.: 3909 02BD 4400

SUBJECT TO contracts and/or liens for irrigation and/or drainage, \*the schedule of exclusions from coverage, together with any schedules contained in standard title policies,\* reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Interprise Irrigation.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Klamath Project.

ALSO SUBJECT TO the terms and provisions of Road Agreement:

Dated: October 1, 1925  
 Recorded: March 1, 1926  
 Volume: 69, Page 331, Deed Records of Klamath County, Oregon.  
 From: A.L. Paul, et ux  
 To: J. H. Caldwell, et ux

ALSO SUBJECT TO a 20 foot easement off the West side for use as a driveway as evidenced by instrument, recorded May 2, 1956 in Volume 282 at Page 562, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

ALSO SUBJECT TO Grant of Roadway, subject to the terms and conditions thereof:

Dated: August 20, 1963  
 Recorded: March 23, 1964  
 Volume: 351, Page 635, Deed Records of Klamath County, Oregon  
 (Affects Parcel 1)

ALSO SUBJECT TO limited access provisions contained in Deed to the State of Oregon, by and through it's State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property:

Recorded: April 14, 1964  
 Volume: 352, Page 308, Deed Records of Klamath County, Oregon  
 (Affects Parcel 3)

ALSO SUBJECT TO slope easement as set out in instrument:

Entered: April 10, 1964  
 Recorded: April 14, 1964  
 Volume: 352, Page 308, Deed Records of Klamath County, Oregon  
 (Affects Parcel 3)

ALSO SUBJECT TO Grant of Right-of-Way, subject to the terms and provisions thereof:

Dated: March 3, 1965  
 Recorded: March 26, 1965  
 Volume: 360, Page 338, Deed Records of Klamath County, Oregon.

By and Between: Lewis J. Frankenbery and Patricia I. Frankenbery, husband and wife, and Pacific Power & Light Company, a Maine corporation.  
 (Affects Parcel 2)

ALSO SUBJECT TO Limited access provisions contained in Deed to the State of Oregon, by and through it's State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: December 16, 1965

Volume: M65, Page 4730, Microfilm Records of Klamath County, Oregon.

(Affects Parcel 2)

ALSO SUBJECT TO Slope Easement as set out in instrument:

Entered: December 6, 1965

Recorded: December 16, 1965

Volume: M65, Page 4730, Microfilm Records of Klamath County, Oregon.

(Affects Parcel 2)

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day  
of December A.D., 19 97 at 3:41 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 41319

FEE \$45.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross