

51344

MTC 42814-KR
WARRANTY DEED

Vol. 1798 Page 753

LORRAYNE PHAIR, TRUSTEE OF THE RONALD AND LORRAYNE PHAIR FAMILY TRUST UDA
JANUARY 10, 1996,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SIERRA DEVELOPMENTS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
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 \$ 90,000.00.

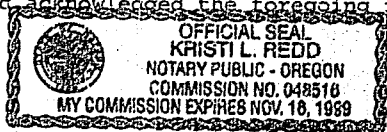
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 5077, KLAMATH FALLS, OR 97601

Dated this 9th day of January 1998

THE PHAIR FAMILY TRUST UDA 1/10/96

BY: Lorraine Phair TRUSTEE
LORRAYNE PHAIRSTATE OF Oregon
COUNTY OF Klamath SS. January 9 1998Personally appeared the above named Lorraine Phair, Trustee
of The Phair Family Trust UDA 1/10/96

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

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

(seal)

ESCROW NO. MT42814-KR

Return to:

SIERRA DEVELOPMENTS, L.L.C.
P.O. BOX 5077
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land being a portion of Lots 20, 21, 22, 25 and all of Lot 26 and 29, Piedmont Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle marking the initial point, said point being on the Northeast corner of Lot 29 of said Piedmont Heights and said point being South 0 degrees 27' East a distance of 987.5 feet from the East quarter corner of Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 27' East along the East line of Piedmont Heights a distance of 343.4 feet to an iron pin on the Southwest corner of Skyline View Subdivision; thence West parallel with the South line of Lot 26 of Piedmont Heights a distance of 130 feet to an iron pin; thence South 0 degrees 27' East parallel with the East line of Piedmont Heights a distance of 475.0 feet; thence West parallel with the centerline of vacated Delaware Avenue a distance of 220.0 feet to an iron pin on the East line of Watson Street; thence North 0 degrees 27' West along the East line of Watson Street a distance of 818.4 feet to an iron pin on the Northwest corner of Lot 29 of Piedmont Heights; thence East along the North line of said Lot 29 a distance of 350.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 134 feet of Lot 26, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Parcels 1 and 2 of Land Partition 23-97 being in Lot 29 of Piedmont Heights situated in the NE1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 9th day
of January A.D., 19 98 at 3:48 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 753.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Brasel