

52990

98 FEB 30 P3:13

Vol. 1798 Page 4372

52918-D
WARRANTY DEED

ONE HUNDRED MAIN, INC., an Oregon Corporation, Grantor, conveys and warrants to JUN YANG and YAN LIANG, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO reservations, restrictions, rights-of-way, easements of record and those apparent upon the land; (1) taxes for the year 1997-98; and (2) an Encroachment Permit Agreement, including the terms and provisions thereof, dated November 1, 1982, recorded November 23, 1982 in Volume M82, page 15633, Deed records of Klamath County, Oregon, from City of Klamath Falls, Oregon, to Molatore's Motel Inc.

This deed does not transfer any interest in the encroachment permit agreement between the City of Klamath Falls, Oregon, and MOLATORE'S MOTEL, INC., recorded November 23, 1982, in Volume M82, Page 15633, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$180,000.

Dated this 9th day of February 1998.

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 USES.

ONE HUNDRED MAIN, INC.

By: [Signature]
H. David Molatore, President

EXHIBIT "A"

LEGAL DESCRIPTION PARCEL 1
PROPERTY LINE ADJUSTMENT 26-97

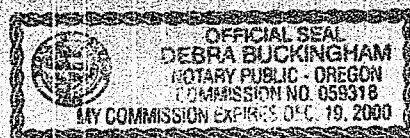
A TRACT OF LAND BEING IN BLOCKS 32 AND 33 OF "LINKVILLE OREGON", SITUATED IN SW1/4 NE1/4, NW1/4 SE1/4 AND NE1/4 SW1/4 OF SECTION 32, T38S R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 33, FROM WHICH THE MOST NORTHERLY CORNER OF SAID BLOCK 33 BEARS N39°04'30"E 261.69 FEET; THENCE S41°26'08"E 10.25 FEET; THENCE S50°41'48"E 83.26 FEET; THENCE S84°40'38"E 7.27 FEET; THENCE S43°07'05"E 13.76 FEET; THENCE S39°11'23"W 69.62 FEET; THENCE N54°27'41"W 4.80 FEET; THENCE S38°54'57"W 22.54 FEET; THENCE S63°41'04"W 30.14 FEET; THENCE S39°50'51"W 34.61 FEET; THENCE S25°45'25"W 16.36 FEET; THENCE S35°52'12"E 16.43 FEET; THENCE S39°18'22"W 27.24 FEET; THENCE S03°21'43"W 9.68 FEET; THENCE S40°35'13"W 73.38 FEET; THENCE N49°45'45"W 44.43 FEET; THENCE S36°06'52"W 32.33 FEET; THENCE S64°31'29"W 13.24 FEET, TO THE SOUTHERLY LINE OF SAID BLOCK 32; THENCE N50°55'30"W 69.97 FEET TO THE MOST WESTERLY CORNER OF SAID BLOCK 32; THENCE N39°04'30"E 326.31 FEET TO THE POINT OF BEGINNING, CONTAINING 34,273 SQUARE FEET.

STATE OF OREGON)

County of Klamath)

) ss.



The foregoing instrument was acknowledged before me this 9th day of February, 1998, by H. DAVID MOLATORE as President of ONE HUNDRED MAIN, INC.

Debora Buckingham
Notary Public for Oregon

My Commission Expires: 12-19-2000

GRANTORS' NAME AND ADDRESS:

ONE HUNDRED MAIN, INC.
100 Main Street
Klamath Falls, OR 97601

STATE OF OREGON)

County of Klamath)

) ss.

GRANTEE'S NAME AND ADDRESS:

Jun Yang and Yan Liang
106 Main Street
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 10th day of February, 1998, at 3:13 o'clock, p.m., and recorded in book/reel/volume No. M98 on page 4372 or as fee/file/instrument/microfilm/ reception No. 52990.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

AFTER RECORDING RETURN TO:

Jun Yang and Yan Liang
106 Main Street
Klamath Falls, OR 97601

Bernetha C. Letsch, Co. Clerk

Name

Title

By

Kurt L. Ross

Deputy

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Jun Yang and Yan Liang
106 Main Street
Klamath Falls, OR 97601

Fee: \$40.00