

60703

MTC 44977-KJ

98 JUN 23 P3:37

WARRANTY DEED

Vol. m98 Page 21985

SOCO DEVELOPMENT, INC. an Oregon non-profit Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL G. MOORE,

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~~

SUBJECT TO: Trust Deed recorded April 7, 1994 in Volume M94, page 10320,
Microfilm Records of Klamath County, Oregon in favor of Alfred Z. Woody
and Margaret Woody, or the survivor thereof, as Beneficiary and
Conditional Assignment of Rentals recorded on April 7, 1994 in Volume
M94, page 10323 in favor of Alfred Z. Woody and Margaret Woody, or the
survivor thereof, as Beneficiary. The above named Grantee DOES NOT agree
to assume nor pay the above described Trust Deed and Assignment of
Rentals and the Beneficiary named above agrees to hold the Grantee
harmless therefrom.

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 \$ 152,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2924 Front Street, Klamath Falls, OR 97601

Dated this 16th day of June, 1998

SOCO DEVELOPMENT, INC.

BY: [Signature]

W. LOUELLYN KELLY

SECRETARY

BY: [Signature]

DUANE BODTKER

PRESIDENT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 16, 1998

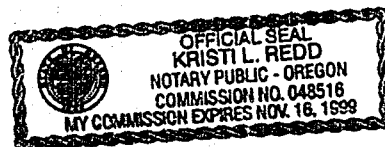
by DUANE BODTKER and W. LOUELLYN KELLY

as PRESIDENT and SECRETARY

of SOCO DEVELOPMENT, INC., an Oregon nonprofit corporation

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT44977-KJ

Return to:

MICHAEL G. MOORE
2924 Front Street
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southwesterly corner of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon); thence Northwesterly along the line between Lots 2 and 3 of said Block 15, 105 feet; thence Northeasterly and parallel with Main Street, 45 feet; thence Southeasterly and parallel with Seventh Street, 105 feet to the Northerly line of Main Street; thence Southwesterly along the Northerly line of Main Street, 45 feet to the place of beginning, being a part of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of June A.D., 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 21985.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Hattler Ross