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MTC 44974-Mg
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Susan R. Wagner, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Cathy King, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

As shown on attached Exhibit "A"

SUBJECT TO: Easements, rights of way of record, and those apparent on the land.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$112,000.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 10 day of July, 1998.

Susan R. Wagner
Susan R. Wagner

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on July 10, 1998, by Susan R. Wagner.

Marion Grantham
Notary Public for Oregon
My Commission Expires: 1/22/01

After recording, return to:

Cathy King
6707 S. Sixth Street
Klamath Falls OR 97601
Until a change is requested,
mail tax stmts to:
Cathy King
6707 S. Sixth Street
Klamath Falls OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 17, ENTERPRISE TRACTS, located in the E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at an iron pin located in the Northeast corner of said Tract 17, ENTERPRISE TRACTS; thence South 1 degree 43' West a distance of 95.59 feet to an iron pin on the corner of "Fehlen Shopping Center Lots" and the West line of "Bryant Tracts No. 2"; thence North 39 degrees 36' West along the Northeasterly boundary of "Fehlen Shopping Center Lots" a distance of 538.8 feet to an iron pin; thence North 85 degrees 30' West along the North boundary of "Fehlen Shopping Center Lots" a distance of 305.7 feet to an iron pin in the West line of said Tract 17; thence North 0 degrees 24' East along said West line of Tract 17 a distance of 184.55 feet to an iron pin in the West bank of a creek; thence in a Northeasterly direction along the West bank of said creek to the intersection of said West bank of the creek and the North line of said Tract 17; thence South 89 degrees 36' East along the North line of said Tract 17 a distance of 469.2 feet, more or less, to the point of beginning.

Also, a portion of Tract 17, ENTERPRISE TRACTS, located in the E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and more particularly described as follows: Beginning at an iron pin axle located in the Northwest corner of said Tract 17, ENTERPRISE TRACTS; thence South 89 degrees 36' East a distance of 193.8 feet to an iron pin; thence along the Westerly bank of a creek in a Southwesterly direction to an iron pin located on the intersection of the West bank of the creek with the West line of said Tract 17; thence North 0 degrees 24' East along the West line of said Tract 17 a distance of 336.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the intersection of the West line of Bryant Tracts No. 2, a subdivision of record in Klamath County, Oregon, and the Northeasterly line of "Fehlen Shopping Lots", a subdivision of record in Klamath County, Oregon, said point being evidenced by a 1/2 inch iron pipe; thence North 01 degrees 48' 00" East along the West line of said Bryant Tracts No. 2 to a point which is the intersection of said West line with the Northeasterly extension of the Northwesterly boundary of that certain tract of land recorded in Book 72 at page 12231 of the official records of Klamath County, Oregon, as shown on the record of survey number 1578 filed with the Klamath County Surveyor, said point being evidenced by a 1/2 inch iron pin; thence South 57 degrees 04' 25" West along said Northeasterly extension 182.97 feet to the intersection of said extension with the Northeasterly line of said "Fehlen Shopping Center Lots", said point being evidenced by a 1/2 inch iron pin; thence South 39 degrees 36' 00" East along said Northeasterly line of said Fehlen Shopping Center Lots 227.39 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of July A.D., 19 98 at 11:36 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 25384.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross