

64073

MTC 44108-KR
WARRANTY DEED

Vol. 1798 Page 28941

DALROM, INC., a Nevada corporation, AKA DALROM CORPORATION, a Nevada corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to: FOOTHILLS PINNACLE, 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:

That portion of Parcel 3 of MAJOR LAND PARTITION 22-92 lying only in the SW1/4 of the NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, Southerly of Foothills Boulevard and Easterly of the powerline line right of way described in Volume 264 at page 26, Deed Records of Klamath County, Oregon and Volume 173 at page 13497, Microfilm Records of Klamath County, Oregon.

17
ALL 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: Reserving the following special restriction on the land as follows: "ALL MODULAR HOMES TO INCLUDE FOUNDATIONS AND ATTACHED GARAGE".

18
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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5761 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

Dated this 18 day of May, 1998.

Dalrom Corporation
DALROM, INC., a Nevada corporation

BY: *Jolene C. Welling* PRESIDENT
JOLENE C. WELLING

STATE OF CALIFORNIA, County of ORANGE) ss.

This instrument was acknowledged before me on May 18, 1998

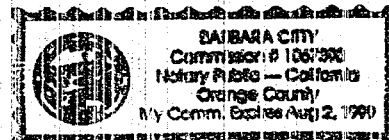
by JOLENE C. WELLING

as PRESIDENT

of DALROM, INC., a Nevada corporation

Barbara City
Notary Public of California

My commission expires August 2, 1999



ESCROW NO. MT44108-KR

Return to:
FOOTHILLS PINNACLE, L.L.C.
5761 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amiric Title the 7th day
of August A.D. 1998 at 11:17 o'clock A. M., and duly recorded in Vol. 1798,
of Deeds on Page 28941

FEE \$30.00

Bernetha G. Letsch, County Clerk
By *Kathleen Kozar*