

64145

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Grantor's Name and Address

Grantor's Name and Address

After recording, return to (Name, Address, Zip):
 A2C3 PARTNERS
 122 S. 5TH STREET
 KLAMATH FALLS, OREGON 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 SAME AS LISTED ABOVE

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy.

K52585

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOHN K. ASPELL AND CATHERINE A. ASPELL AND BRADFORD J. ASPELL AND SUSAN E. ASPELL hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by A2C3 PARTNERS, AN OREGON GENERAL PARTNERSHIP hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances therunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 except (if no exceptions, so state):
 RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD
 AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

and that grantor will warrant and forever defend the 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 \$ CHANGE VESTING. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbol @, if not applicable, should be deleted. See CRS 93.030.)

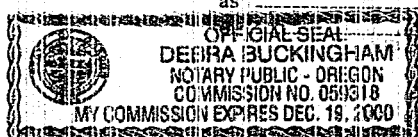
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 13th day of July, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.330.

BRADFORD J. ASPELL
 SUSAN E. ASPELL
 JOHN K. ASPELL
 CATHERINE A. ASPELL

STATE OF OREGON, County of Klamath) ss.
 This instrument was acknowledged before me on JULY 13, 1998,
 by BRADFORD J. ASPELL AND SUSAN E. ASPELL
 This instrument was acknowledged before me on JULY 13, 1998,
 by JOHN K. ASPELL AND CATHERINE A. ASPELL
 as _____



Debra Buckingham
 Notary Public for Oregon
 My commission expires 12-19-2000

29147

STATE OF OREGON,

County of KLAMATH

ss.

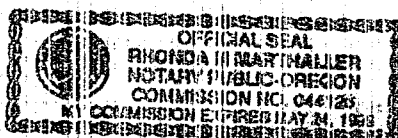
FORM No. 22—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co., Inc.
Portland, OR 97234 © 1992

BE IT REMEMBERED, That on this 16TH day of JULY, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named JOHN K. ASPELL AND CATHERINE A. ASPELL

known to me to be the identical individual S described in and who executed the within instrument and
acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

State of Oregon
County of Deschutes



Rhonda H. Marshall
8-24-99

EXHIBIT "A"

PARCEL 1:

Lots 3, 4, 5, 6 and a portion of Lot 2, Block 2, Tract 1163, CAMPUS VIEW, 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 the intersection of the centerline of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon; thence along the centerline of Clover Street North $54^{\circ}54'38''$ East 30.00 feet to the Northerly right of way line of Dahlia Street; thence continuing along the Northerly right of way line of Dahlia Street North

$37^{\circ}10'59''$ West 50.49 feet to the true point of beginning; thence continuing along the Northerly right of way line of Dahlia Street along a curve to the left having a radius of 427.57 feet; a central angle of $52^{\circ}02'34''$, an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North $63^{\circ}12'16''$ West; thence North $00^{\circ}46'26''$ East 359.39 feet; thence South $89^{\circ}13'34''$ East 272.76 feet; thence South $00^{\circ}46'26''$ West 57.00 feet, more or less; thence South $87^{\circ}22'21''$ East 198.16 feet more or less to the Westerly right of way line of Clover Street; thence along the Westerly right of way line of Clover Street South $02^{\circ}37'39''$ West 263.86 feet more or less; thence continuing along the Westerly right of way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of $47^{\circ}45'42''$, an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South $26^{\circ}32'30''$ West; thence along a curve to the right having a radius of 20.00 feet, a central angle of $02^{\circ}21'39''$, an arc length of 32.28 feet, a long chord of 28.85 feet and a long chord bearing of North $83^{\circ}21'49''$ West to the Northerly right of way line of Dahlia Street and the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 7th day
of August, A.D., 1998 at 2:32 o'clock P.M., and duly recorded in Vol. 1598,
of Deeds on Page 2946

FEE \$40.00

By Kathleen Rose Ferntha G. Letsch, County Clerk