



70676

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98 DEC -1 AM 1:38

STATUTORY WARRANTY DEED

JUANITA S. FAIRCLO

conveys and warrants to PARAMONT, INC., Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT: 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.

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 consideration for this conveyance is \$ _____ (Here comply with the requirements of ORS 93.030)

Dated this 25 day of November 19 98

Juanita S. Fairclo

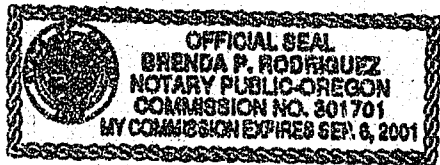
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 30th day of November 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JUANITA S. FAIRCLO

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she 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.



Brenda P. Rodriguez
Notary Public for Oregon.
My Commission expires 9-6-01

Title Order No. K52593BEscrow No. K52593BAfter recording return to: 4 TAXES TO:PARAMONT, INC.6422 HILYARD AVENUEKFO OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

PARAMONT, INC.OR

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

The following described real property situated in Klamath County, Oregon.

A tract of land situated in the E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a point located N. 89°52' W. along the section line common to Sections 1 and 12, Twp. 39 S.R. 9 E.W.M., a distance of 430 feet from the north quarter corner of said Section 12; thence S. 0°22' E. parallel to the east line of the NW $\frac{1}{4}$ of said Section 12 a distance of 408.38 feet; thence N. 89°52' W. parallel to the north line of said Section 12 a distance of 30 feet; thence S. 0°22' E. parallel to said east line of Section 12, a distance of 1065.75 feet; thence S. 42°50' W. a distance of 392.99 feet to the northeasterly right of way line of the O.C.&E. Railroad; thence N. 66°54' W. along the northeasterly right of way line of O.C. & E. Railroad 197.42 feet; thence N. 0°22' W. 1685.88 feet to the north line of Section 12; thence S. 89°52' E. along said section line 480 feet, more or less, to the point of beginning.
Subject to rights of way of record and apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 1st day
of December A.D., 19 98 at 11:38 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 43834.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross