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99 MAR -9 P3.18

MTC 46800-LW
WARRANTY DEED

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JOHN L. LUNDBERG TRUSTEE OF THE JOHN L. LUNDBERG LOVING TRUST DATED JULY 24, 1991.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FBO, INC., AN ACTIVE OREGON CORPORATION,

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:
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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8787 JOHN DAY DR. GOLD HILL, OR 97525Dated this 4th day of MARCH, 1999.

TRUSTEE OF THE JOHN L. LUNDBERG LOVING TRUST

John L. Lundberg
JOHN L. LUNDBERG

-TRUSTEE

STATE OF OREGONCOUNTY OF KLAMATHSS. MARCH4th 19 99Personally appeared the above named JOHN L. LUNDBERG TRUSTEE OF THE JOHN L. LUNDBERG LOVING TRUSTand acknowledged the foregoing instrument to be HIS voluntary act.

(seal)

Before me:

Lisa Legget - Weatherby
Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT46800-LW

Return to:
FBO, INC.8787 JOHN DAY DR.GOLD HILL, OR 97525

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 74 of FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM, 5 feet conveyed to Klamath County by instrument dated November 29, 1963, recorded December 5, 1963 in Book 349 at page 511, Deed Records of Klamath County, Oregon.

ALSO a portion of Lot 73 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the 1/2" iron pipe marking the Southeasterly corner of said TRACT 73 OF FAIR ACRES SUBDIVISION NO. 1; thence North 329 feet to the Northeast corner of said Tract 73; thence West along the North boundary of said tract to a point which is 500 feet East of the Northwest corner of Tract 73; thence running South at right angles to the North line of said tract, a distance of 329 feet, more or less to the South boundary of Tract 73; thence East along the Southerly boundary to the point of beginning.

TOGETHER WITH A 30 Foot wide easement beginning at the Southwest corner of Lot 73 Fair Acres Subdivision NO. 1; thence North 125 feet; thence East at right angles from North line of said tract a distance of 500 feet; thence North 30 feet at the Easterly border of said tract; thence West a distance of 500 feet; thence 30 feet South to the point of beginning. Easement may also be used as access to the balance of Lot 73 directly East of said Parcel described above.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of March A.D. 1999 at 3:18 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 8387

Linda Smith, County Clerk

by Kathleen Ross

FEE

\$35.00