



99 APR 26 P3:18

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049293

AFTER RECORDING RETURN TO:
KIM R. FRANCO

2434 So. 6th St.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RILEY C. MATTSON, hereinafter called GRANTOR(S), convey(s) and
warrants to KIM R. FRANCO, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

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

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$320,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

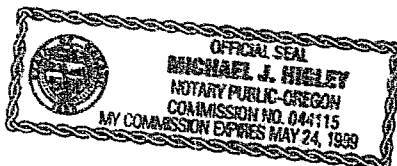
IN WITNESS WHEREOF, the grantor has executed this instrument
this 22nd day of April, 1999.

Riley C. Mattson
RILEY C. MATTSON

STATE OF OREGON, County of Washington) ss.

The foregoing instrument was acknowledged before me this 23rd
day of April, 1999, by Riley C. Mattson.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: May 24, 1999



PARCEL 1:

That certain piece or parcel of land in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly boundary of Tract 805, ENTERPRISE TRACTS, which point is South 55 degrees 08' East a distance of 225 feet from the most Northerly corner of said Tract 805, and which point of beginning is the Northeasterly corner of a parcel of land deeded by Ralph W. Stearns to S. Marie Stearns, and recorded in Book 105 at Page 93, Deed Records of Klamath County, Oregon; thence South 55 degrees 18' East, along the Northerly boundary of said Tract 805, a distance of 50 feet; thence South 34 degrees 52' West at right angles to said Northerly boundary a distance of 200 feet; thence North 55 degrees 08' West parallel to said Northerly boundary, a distance of 135.6 feet, more or less, to the Westerly boundary of said Tract 805; thence North along said Westerly boundary a distance of 85.32 feet, more or less, to the Southwesterly corner of a parcel of land deeded by R. H. Bunnell to Kate Fales and recorded in Book 106 at Page 286, Deed Records of Klamath County, Oregon; thence South 55 degrees 08' East, parallel to said Northerly boundary a distance of 134.4 feet to the Southeasterly corner of said S. Marie Stearns property; thence North 34 degrees 52' East 130 feet to the point of beginning, being a portion of said Tract 805.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 26, 1946 in Book 191 at Page 240, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Southwestly boundary line of the right of way of the Dalles-California Highway from which the intersection of the said boundary line with the Section line marking the boundary between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian bears South 55 degrees 52' East 570.0 feet distant, running thence South 55 degrees 08' West at right angles to the said boundary line 130.0 feet; thence North 55 degrees 52' West, parallel with the said boundary line 100.00 feet; thence North 34 degrees 08' East 130.0 feet, to a point in the said boundary line; thence South 55 degrees 52' East, along the said boundary line 100.0 feet to the point of beginning, and being a portion of Tract 805 of the ENTERPRISE TRACTS.

Continued on next page

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 22, 1943 in Book 155 at Page 380, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3909-4AA TL 5800

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of April A.D. 1999 at 3:18 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 15351

FEE \$40.00

by Linda Smith Linda Smith, County Clerk