



'99 JUN -7 P3:36

Vol. 1M99 Page 22443

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049625

AFTER RECORDING RETURN TO:
F.B.O., Inc.

9797 John Day Dr.
Gold Hill, OR.

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

FREDRIC S. RAMIREZ and LINDA K. RAMIREZ, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
F.B.O., INC., an Oregon Corporation, 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,

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
\$94,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF WESTERN STATES EXCHANGES,
INC., AN OREGON CORPORATION, AS PART OF A TAX DEFERRED EXCHANGE
FOR THE BENEFIT OF SAID GRANTEE.

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 24rd day of May, 1999.

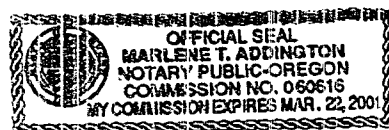
Fredric S. Ramirez
FREDRIC S. RAMIREZ

Linda K. Ramirez
LINDA K. RAMIREZ

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 28th
day of May, 1999, by Fredric S. Ramirez and Linda K. Ramirez

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



35

EXHIBIT "A"

That portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 473.4 feet South of the Northwest corner of said Lot 40; thence South 83.4 feet; thence East 313 feet; thence North 83.4 feet; thence West 313 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Kane Street.

CODE 41 MAP 3809-35DC TL 2200

State of Oregon, County of Klamath
Recorded 6/07/99, at 3:36 p.m.
In Vol. M99 Page 22443
Linda Smith, County Clerk
Fee \$ 35-

Linda Smith