

1999 JUN 25 PM 3:26



Vol M99 Page 25330

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049447

AFTER RECORDING RETURN TO:  
MATTHEW J. NELSON, TRUSTEE  
THE OWEN WAND LAND TRUST

P.O. Box 95  
Malin, OR 97632

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

MATTHEW J. NELSON, TRUSTEE OF THE ALAN DERBY LAND TRUST DATED  
APRIL 30, 1999, hereinafter called GRANTOR(S), convey(s) and  
warrants to ~~MATTHEW J. NELSON, TRUSTEE OF THE ALAN DERBY LAND TRUST~~ THE OWEN WAND LAND  
TRUST DATED MAY, 1999, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as: \*MATTHEW J. NELSON, TRUSTEE *ac Recorder*

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

*UAW*  
*Law* "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 See attached Exhibit  
"B" attached hereto and by this reference made a part hereof as  
though fully set forth herein, for continuation of this  
paragraph

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  
equitable exchange.

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 18th day of June, 1999.

THE ALAN DERBY LAND TRUST DATED  
APRIL 30, 1999

BY: *Matthew J. Nelson*  
MATTHEW J. NELSON, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 21st  
day of June, 1999, by Matthew J. Nelson as Trustee of The Alan  
Derby Land Trust Dated April 30, 1999.

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My Commission Expires: 3-22-01

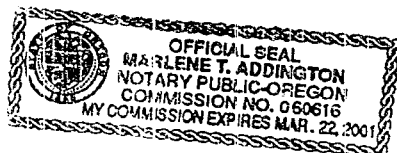


EXHIBIT "A" - 6

PARCEL 1:

The North 44 feet of Lots 23, 24 and 25, Block 3, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33CA TL 2900

PARCEL 2:

Lots 1 and 2, Block 2, MILLS GARDENS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the South 70 feet of Lots 1 and 2 (as measured along the West line of Lot 2) Block 2, MILLS GARDENS ADDITION (the North line to be parallel and 70 feet from when measured at right angles to the South line of Lots 1 and 2).

TOGETHER WITH that portion of vacated Pear Street described as follows:

Beginning at the Northwest corner of Lot 2, Block 2, MILLS GARDENS; thence North on the West line of Lot 2 extended a distance of 20 feet; thence North 89 degrees 45' East a distance of 53.5 feet; thence South 21 degrees 40' East a distance of 21.48 feet; thence South 89 degrees 45' West on the South line of said Pear Street, a distance of 61.4 feet to the point of beginning.

CODE 203 MAP 3809-34BC TL 2200

PARCEL 3:

The W 1/2 of Lot 3, Block 64, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BA TL 6300

PARCEL 4:

Lot 5, Block 208, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TL 11500

PARCEL 5:

The Southeasterly rectangular one-half of Lots 6, 7, 8 and 9 in Block 2, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AD TL 500

PARCEL 6:

The Westerly one-half of Lot 598, Block 103, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 13600

PARCEL 7:

Lot 502, Block 109, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 10600

PARCEL 8:

Lot 15, Block 55, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CC TL 4600

PARCEL 9:

Lot 3, Block 303, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TL 12100

## EXHIBIT "B" - 6

The Grantor(s) herein is conveying to Grantee herein all that real property described in Exhibit "A" of this Deed subject to those items as mentioned on Page One of the Deed as well as:

Any and all delinquent real property taxes and all accruing interest thereon AND

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Helen C. Wolter  
Trustee: Aspen Title & Escrow, Inc.  
Beneficiary: James A. Decker and Josie R. Decker, husband and wife  
Dated: October 21, 1992  
Recorded: October 23, 1992  
Book: M-92  
Page: 24903  
Fee No.: 52764  
Amount: \$18,000.00

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Arthur J. Rice and Ruth A. Rice, husband and wife  
Trustee: William L. Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association  
Dated: November 15, 1988  
Recorded: November 15, 1988  
Book: M-88  
Page: 19308  
Fee No.: 93892  
Amount: \$23,600.00  
Loan No.: 04-42529

Said instrument was re-recorded:

Date: January 6, 1989  
Book: M-89  
Page: 298  
Fee No.: 95712

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Helen Wolter and Bruce E. Brink, mother and son  
Trustee: Aspen Title & Escrow, Inc.  
Beneficiary: Ruth A. Rice  
Dated: December 6, 1994  
Recorded: December 8, 1994  
Book: M-94  
Page: 37369  
Fee No.: 92244  
Amount: \$218,000.00

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Kevin R. Brink, Helen Wolter and Bruce E. Brink  
Trustee: Aspen Title & Escrow, Inc.  
Beneficiary: Floyd E. Akins and Cleora E. Akins, husband and wife with full rights of survivorship  
Dated: December 30, 1992  
Recorded: January 29, 1993  
Book: M-93  
Page: 2120  
Fee No.: 56953  
Amount: \$20,000.00

The beneficial interest thereunder was assigned:  
To: Cleora B. Akins  
Recorded: June 6, 1996  
Book: M-96  
Page: 16644  
Fee No.: 19352

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Leela Benjamin and Helen G. Wolter  
Trustee: William L. Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association  
Dated: June 28, 1988  
Recorded: June 30, 1988  
Book: M-88  
Page: 10201  
Fee No.: 88750  
Amount: \$15,750.00  
Loan No.: 11-00230

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Leela Benjamin and Bruce E. Brink  
Trustee: Aspen Title & Escrow, Inc., an Oregon Corporation  
Beneficiary: Town & Country Mortgage, Inc., an Oregon Corporation  
Dated: December 21, 1989  
Recorded: January 5, 1990  
Book: M-90  
Page: 325  
Fee No.: 9854  
Amount: \$25,000.00  
Loan No.: 431-2365624 221d2

The beneficial interest thereunder was assigned:  
To: Liberty Mortgage Company, Inc., its Successors  
and/or assigns as their interests may appear  
Recorded: January 5, 1990  
Book: M-90  
Page: 330  
Fee No.: 9855

The beneficial interest thereunder was assigned:  
To: Simmons First National Bank of Pine Bluff  
Recorded: April 9, 1990  
Book: M-90  
Page: 6432  
Fee No.: 13286

The beneficial interest was assigned by instrument, including the terms and provisions thereof,

Dated: August 26, 1998  
Recorded: November 6, 1998  
Book: M-98  
Page: 40776  
Recorder's Fee No.: 69291

To: Regions Mortgage, Inc. (formerly known as First Commercial Mortgage Company), an Alabama corporation

Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Helen G. Wolter  
Trustee: Aspen Title & Escrow, Inc.  
Beneficiary: James A. Decker and Josie R. Decker, husband and wife  
Dated: October 21, 1992  
Recorded: October 23, 1992  
Book: M-92  
Page: 24909  
Fee No.: 52768  
Amount: \$33,300.00

State of Oregon, County of Klamath  
Recorded 6/25/99, at 3:26 p. m.  
In Vol. M99 Page 25330  
Linda Smith,  
County Clerk Fee \$ 50 - 12