

NS

Vol M99 Page 30415BRIAN L. FITTERER  
ROSS PAT MCDANIEL  
JEANNETTE LOUISE MCDANIEL

Grantor's Name and Address

1999 JUL 20 11:03

WYOMING COURT MHC,

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

WYOMING COURT MHC  
C/O 4770 Campus Drive, Suite 200  
New Port Beach, CA 92660-1834

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Wyoming Court MHC  
c/o Investment Property Group  
4770 Campus Drive, Suite 200  
Newport Beach, CA 92660-1834SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BRIAN L. FITTERER, A SINGLE MAN, AS TO A 30% TENANT IN COMMON  
INTEREST, AND ROSS PAT MCDANIEL AND JEANNETTE LOUISE MCDANIEL, A MARRIED COUPLE, AS TO A 70% TENANT IN  
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_ COMMON  
WYOMING COURT MHC, an OREGON limited partnership INTEREST  
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE  
 MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
NONE

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ partnership. However, the  
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
 which) consideration. (The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this \_\_\_\_\_ day of JULY, 1999; if grantor  
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do  
 so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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.

BRIAN L. FITTERER

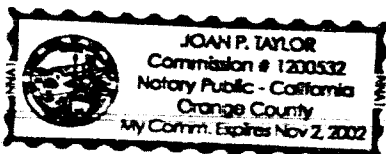
ROSS PAT MCDANIEL

JEANNETTE LOUISE MCDANIEL

STATE OF CALIFORNIA County of Orange ) ss.

This instrument was acknowledged before me on July, 1999.  
 by BRIAN L. FITTERER, ROSS PAT MCDANIEL AND JEANNETTE LOUISE MCDANIEL

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_,  
 as \_\_\_\_\_,  
 of \_\_\_\_\_.



Joan P. Taylor  
 Notary Public for California CALIFORNIA  
 My commission expires November 2, 2002

EXHIBIT "A"  
LEGAL DESCRIPTION

30416

Parcel 2 of MINOR LAND PARTITION 44-91 situated in the W 1/2 NE 1/4 Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the Klamath County Clerk's Office.

EXCEPTING THEREFROM that portion of the following described tract of land lying within the SW1/4 of the NE1/4:

A tract of land situated in the S1/2 of the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of Parcel 2 of "Minor Land Partition 44-91," from which the 1/4 corner common to Section 12 and said Section 13 bears North 27 degrees 31' 04" West 1722.42 feet, thence along the boundary of said Parcel 2, North 35 degrees 00' 09" East 213.04 feet, North 89 degrees 42' 49" West 240.00 feet and North 42 degrees 54' 50" West 34.30 feet to a point on the North line of the easement as described in deed Volume 291, page 438 of the Klamath County Deed Records; thence South 89 degrees 42' 49" East, along said North line 670.27 feet to a point on the East line of the W1/2 of the NE1/4 of said Section 13; thence North 00 degrees 18' 23" East 4.51 feet to the NE 1/16 corner of said Section 13; thence South 89 degrees 56' 54" East, along the North line of the SE1/4 of the NE1/4 of said Section 13, 356.08 feet to a point on the Northerly line of that tract of land described in Deed Volume 308, page 618; thence South 72 degrees 58' 03" West, along said Northerly line, 516.80 feet; thence along the boundary of said Parcel 2, North 75 degrees 46' 50" West 128.10 feet and South 72 degrees 58' 03" West 279.15 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 7/30/99, at 11:03 a. m.  
In Vol. M99 Page 30415

Linda Smith,

County Clerk

Fee \$ 35 - KR