

SPECIAL WARRANTY DEED

PRIMARY SOURCE, INC., a California corporation, Grantor, conveys and specially warrants to WALLACE V. TEUSCHER and ASGHAR R. SADRI, Grantees, the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth herein and except those placed upon the property or suffered by Grantees subsequent to June 17, 1977:

Parcel 1

All that portion of vacated Blocks 2 and 3 of Tract No. 1031 SHADOW HILLS - I vacated by Ordinance #5852, recorded May 22, 1972 in Deed Volume M-72 at Page 5439, Klamath County Microfilm Records, EXCEPT that portion conveyed to Klamath County School District by Deed recorded in Deed Volume M-73 at page 4117, Klamath County Microfilm Records, in the County of Klamath, State of Oregon.

Parcel 2

Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15 and 19 ENTERPRISE TRACTS, in the County of Klamath, State of Oregon,

EXCEPTING THEREFROM any portions of the above described tracts lying within Tract 1031; Shadow Hill - I or any vacated portion thereof vacated by Ordinance No. 5852 and recorded in Deed Volume M-72 at page 5439, Microfilm Records of Klamath County, Oregon.

AND ALSO EXCEPTING THEREFROM

Beginning at the Southwest corner of Tract #9, Enterprise Tracts; thence North 00° 23' 06" West, 349.03 feet to a point; thence North 89° 12' 38" East, 687.90 feet to a 5/8" iron rod on the Easterly line of said Tract 9; thence South 00° 52' 56" East 350.16 feet to a 5/8" iron rod, said iron rod being the Southeast corner of said Tract 9; thence South 89° 17' 44" West, 690.93 feet to the point of beginning, being a portion of Tract 9 of Enterprise Tracts.

AND FURTHER EXCEPTING any portion conveyed to Klamath County School District by Deed recorded in Volume M-73 at page 4117, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM those parcels of land deed by Deeds recorded in Volume M-77 at page 11221, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM the parcel deeded in Volume M-78 at page 22589, Microfilm Records of Klamath County, Oregon.

SUBJECT to the following:

1. Taxes for the fiscal years commencing July 1, 1980, July 1, 1981, July 1, 1982, July 1, 1983 and July 1, 1984.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District; and regulations, contracts, easements, water and irrigation rights in connection therewith and the location of the canals.

3. An easement created by instrument, including the terms and provisions thereof,
 Dated : November 15, 1962
 Recorded : December 21, 1962 Book:342 Page: 155
 In favor of : Pacific Power & Light Co.
 For : Transmission line along the Easterly line of Tract 12, 40 feet wide.
4. An easement created by instrument, including the terms and provisions thereof,
 Dated : July 19, 1944
 Recorded : July 27, 1944 Book:167 Page: 357
 In favor of : California Oregon Power Company
 For : Transmission and distribution of electricity
 (Affects the Easterly 30 feet of Lot 4 Enterprise Tracts)
5. An easement created by instrument, including the terms and provisions thereof,
 Dated : October 22, 1953
 Recorded : October 22, 1953 Book: 263 Page: 533
 In favor of : California Oregon Power Company
 For : Transmission and distribution of electricity
 (Affects Lots 2, 10, 14, N 15 acres of Lot 9, All Lot 19 Enterprise Tracts)
6. An easement created by instrument, including the terms and provisions thereof,
 Dated: : June 20, 1961
 Recorded: : September 14, 1961 Book: 332 Page: 249
 Dated : August 19, 1961
 Recorded : September 25, 1961 Book: 332 Page: 521
 In favor of : El Paso Natural Gas Company
 For : Right of way over Northerly 60 feet of Enterprise Tracts 1 and 7
7. An easement created by instrument, including the terms and provisions thereof,
 Dated : January 27, 1972
 Recorded : February 18, 1972 Book: M-72 Page: 1809
 In favor of : Enterprise Irrigation District
 For : Irrigation supply line
 (Affects Tracts 6, 11, 12, 15 Enterprise Tracts)
8. An easement created by instrument, including the terms and provisions thereof,
 Dated : January 27, 1972
 Recorded : February 18, 1972 Book: M-72 Page: 1810
 In favor of : Enterprise Irrigation District
 For : Irrigation supply line
 (Affects Tracts 6, 11, 12, 15 Enterprise Tracts)
9. An easement created by instrument, including the terms and provisions thereof,
 Dated : September 11, 1973
 Recorded : October 5, 1973 Book: M-73 Page: 13493
 In favor of : Southern Oregon Broadcasting Co. doing business as Southern Oregon Cable TV
 (Along North line of NE Sec. 34, and across subdivision in NW Sec 35)
10. Easement for existing public utilities in vacated street area reserved by Ordinance No. 5852 and the conditions imposed by said Ordinance. (Affects Parcel 1)

19417

11. City Sewer Unit #46, Card 1, docketed June 12, 1972. There is a \$600.00 per acre release set up on this sewer assessment. (Covers additional property)

12. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land. (Affects Parcels 1 and 2)

13. A judgment in the amount of \$1,329,553.97, plus interest costs and attorneys fees

Entered	: April 29, 1983	Book: 37	Page: 636
Register No	: 83-111TJ		Line: 3
Against	: Wallace V. Teuscher, Joan W. Teuscher and Asghar R. Sadri		
In favor of	: Walter E. Heller Western Insurance		

The whole and actual consideration for this conveyance is the sum of \$261,065.93.

Until a change is requested, send all tax statements to the following address:

Wallace V. Teuscher and Asghar R. Sadri
c/o Triangle Land Co.
203 East Reserve
Vancouver, WA 98661

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated: November 8, 1984

PRIMARY SOURCE, INC.

By Peggy Ann O'Neill Pres.
Peggy Ann O'Neill, President

By Roger Thompson Asst. Sec.
Roger Thompson, Assistant Secretary

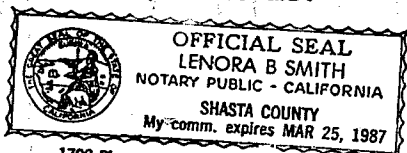
STATE OF CALIFORNIA)

) ss:

COUNTY OF SHASTA)

On this 10 day of November, 1984, personally appeared the above named Peggy Ann O'Neill who being sworn, stated that she is the President of the above named corporation, and that this instrument was voluntarily signed on behalf of said corporation.

Before me:



1702 Placer Street, Redding, CA 96001

Lenora B Smith
NOTARY PUBLIC FOR CALIFORNIA
County of Shasta
My Commission Expires: 3-25-87

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STATE OF OREGON)
COUNTY OF KLAMATH) ss:

On this 13 day of November, 1984, personally appeared the above named Roger Thompson who being sworn, stated that he is the Assistant Secretary of the above named corporation, and that this instrument was voluntarily signed on behalf of said corporation.

Before me:

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Annette Petznick
ANNETTE PETZNICK
NOTARY PUBLIC — OREGON
MY COMMISSION EXPIRES 12-14-86

AFTER RECORDING, MAIL TO:

Dr. Wallace Teuscher
Mr. Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 16th day of November A.D., 1984 at 12:09 o'clock P M, and duly recorded in Vol M84, of Deeds on page 19415.

Fee: \$ 17.00

EVELYN BIEHN, COUNTY CLERK
by: *Pam Smith*, Deputy