



KNOW ALL MEN BY THESE PRESENTS, That ASIAN-PACIFIC, LTD., a Nevada corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT V. WETHERN, JR. and LISA G. WETHERN, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

grantor will warrant and forever defend the said 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 \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 27 day of December, 19 88; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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 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.

STATE OF OREGON,

County of \_\_\_\_\_,

ss.

Personally appeared the above named \_\_\_\_\_,

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

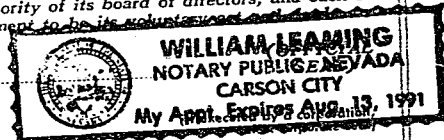
STATE OF NEVADA, County of CARSON CITY ss.  
December 27, 19 88

Personally appeared Derek Rowley and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and ASIAN-PACIFIC, LTD. is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

William Leaming  
Notary Public for Oregon  
My commission expires: Aug. 13, 1991



ASIAN PACIFIC, LTD

GRANTOR'S NAME AND ADDRESS

ROBERT V. WETHERN, JR.  
58755 Delano Trail  
Yucca Valley, CA 92284

After recording return to:

ROBERT V. WETHERN, JR.  
58755 Delano Trail  
Yucca Valley, CA 92284

Until a change is requested all tax statements shall be sent to the following address.

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_,

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 \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## EXHIBIT "A"

## PARCEL 1:

The Northerly 415 feet of the Westerly 1035 feet of Lot 19, Block 5; also described as Lot 19A, Block 5, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

## PARCEL 2:

The Southerly 415 feet of the Easterly 1035 feet of Lot 20, Block 5; also described as Lot 20C, Block 5, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

## PARCEL 3:

The East 575 feet of the West 1035 feet measured along North line of Lot 1, Block 11; also described as Lot 1B, Block 11, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

## PARCEL 4:

The North 430 feet of the West 1059.15 feet of Lot 3, Block 15; also described as Lot 3A, Block 15, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

1. Taxes for 1988-89:  
Amount: \$81.29  
Plus interest: \$ .27  
Code: 8  
Map: 3313-2900  
TL #: 3600  
Key No.: 180299  
(Good thru December 15, 1988) (Parcel 1)

Taxes for 1987-88:  
Amount: \$74.72  
Plus interest: \$ 7.50  
Code: 8  
Map: 3313-2900  
TL #: 3600  
Key No.: 180299  
(Good thru December 15, 1988) (Parcel 1)

Taxes for 1986-87:  
Amount: \$67.80  
Plus interest: \$15.18  
Code: 8  
Map: 3313-2900  
TL #: 3600  
Key No.: 180299  
(Good thru December 15, 1988) (Parcel 1)

Taxes for 1985-86:  
Amount: \$64.72  
Plus interest: \$22.44  
Code: 8  
Map: 3313-2900  
TL #: 3600  
Key No.: 180299  
(Good thru December 15, 1988) (Parcel 1)

2. Taxes for 1988-89:  
Amount: \$97.87  
Plus interest: \$ .33  
Code: 8  
Map: 3313-2900  
TL #: 5200  
Key No.: 180253  
(Good thru December 15, 1988) (Parcel 2)

Taxes for 1987-88:  
Amount: \$89.65  
Plus interest: \$ 9.00  
Code: 8  
Map: 3313-2900  
TL #: 5200  
Key No.: 180253  
(Good thru December 15, 1988) (Parcel 2)

Taxes for 1986-87:  
Amount: \$81.00  
Plus interest: \$17.82  
Code: 8  
Map: 3313-2900  
TL #: 5200  
Key No.: 180253  
(Good thru December 15, 1988) (Parcel 2)

Taxes for 1985-86:  
Amount: \$77.15  
Plus interest: \$26.52  
Code: 8  
Map: 3313-2900  
TL #: 5200  
Key No.: 180253  
(Good thru December 15, 1988) (Parcel 2)

3. Taxes for 1988-89:  
Amount: \$89.59  
Plus interest: \$ .30  
Code: 8  
Map: 3313-2800  
TL #: 5200  
Key No.: 179559  
(Good thru December 15, 1988) (Parcel 3)

Taxes for 1987-88:  
 Amount: \$82.19  
 Plus interest: \$ 8.10  
 Code: 8  
 Map: 3313-2800  
 TL #: 52000  
 Key No.: 179559  
 (Good thru December 15, 1988) (Parcel 3)

Taxes for 1986-87:  
 Amount: \$74.42  
 Plus interest: \$16.50  
 Code: 8  
 Map: 3313-2800  
 TL #: 5200  
 Key No.: 179559  
 (Good thru December 15, 1988) (Parcel 3)

Taxes for 1985-86:  
 Amount: \$70.95  
 Plus interest: \$24.48  
 Code: 8  
 Map: 3313-2800  
 TL #: 5200  
 Key No.: 179559  
 (Good thru December 15, 1988) (Parcel 3)

Taxes for 1988-89:  
 Amount: \$97.87  
 Plus interest: \$ .33  
 Code: 8  
 Map: 3313-2500  
 TL #: 2100  
 Key No.: 177944  
 (Good thru December 15, 1988) (Parcel 4)

Taxes for 1987-88:  
 Amount: \$89.65  
 Plus interest: \$ 9.00  
 Code: 8  
 Map: 3313-2500  
 TL #: 2100  
 Key No.: 177944  
 (Good thru December 15, 1988) (Parcel 4)

Taxes for 1986-87:  
 Amount: \$81.00  
 Plus interest: \$17.82  
 Code: 8  
 Map: 3313-2500  
 TL #: 2100  
 Key No.: 177944  
 (Good thru December 15, 1988) (Parcel 4)

Taxes for 1985-86:  
 Amount: \$77.15  
 Plus interest: \$26.52  
 Code: 8  
 Map: 3313-2500  
 TL #: 2100  
 Key No.: 177944  
 (Good thru December 15, 1988) (Parcel 4)

5. Conditions, Restrictions as shown on the recorded plat of Klamath Falls Forest Estates - Sycan Unit.

6. Subject to rules and regulations of Fire Patrol District.

7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Exhibit "B"-page 2

8. Reservations and conditions in the deed from the United States of America, Department of the Interior, etc., to Edward I. Mitchell, et al., recorded July 20, 1959 in Book 314 at page 291, Deed Records of Klamath County, Oregon, as follows: "...Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

9. Reservations of 50% of all mineral rights by Klamath Lumber and Box Co., Inc., including the terms and provisions as set forth in deed recorded November 23, 1962 in Book 341 at page 478, Deed Records.

10. Reservation of 50% of all mineral rights by Klamath Lumber and Box Co., Inc., including the terms and provisions as set forth in correction deed recorded December 10, 1962 in Book 342 at page 8, Deed Records.

11. Easement, including the terms and provisions thereof:  
 For: Road and Utility Easement  
 Granted to: Klamath County, Oregon  
 Recorded: January 3, 1964  
 Book: 350  
 Page: 251  
 Affects: A 50 foot strip of land along the lot lines of those lots as shown on the official recorded plat of Klamath Falls Forest Estates, Sycan Unit)

Exhibit "B"-page 3

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
 of Jan. A.D. 19 89 at 3:47 o'clock P M., and duly recorded in Vol. M89,  
 of Deeds on Page 1054.

FEE \$28.00

Evelyn Biehn County Clerk

By Pauline M. Henderson