


Aspen

TITLE & ESCROW, INC.

Aspen # 04033085

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 Phyllis Swift Fox Family Limited Partnership
6401 So. Shingle Springs Road
Shingle Springs, CA 95682

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

WARREN B. MORE, hereinafter called GRANTOR, convey(s) to PHYLLIS
 SWIFT FOX FAMILY LIMITED PARTNERSHIP, hereinafter called
 GRANTEE, 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 covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) As disclosed by
 the tax roll, the premises herein described have been zoned or
 classified for farm use. At any time that said land is
 disqualified for such use, the property may be subject to
 additional taxes or penalties and interest. 2) Subject to rules
 and regulations of Fire Patrol District. 3) Rights, title or
 interest of the public, including governmental bodies in and to
 that portion of said premises lying below the ordinary high
 water line of the Lost River and public rights of fishing and
 recreation in and to the shoreline of said river. 4) All matters
 arising from any shifting in the course of Lost River,
 including but not limited to accretion, reliction and avulsion.
 5) Regulations, including levies, assessments, water and
 irrigation rights and easements for ditches and canals, of
 Horsefly Irrigation District. 6) Rights of the public in and to
 any portion of the herein described premises lying within the
 boundaries of roads or highways. 7) Agreement, including terms
 and provisions thereof, recorded June 30, 1941, Book 7, page
 343. 8) Right of Way Agreement, including terms and provisions
 thereof, recorded May 23, 1960, Book 321, page 363. 9) Easement,
 including terms and provisions thereof, recorded February 3,
 1961, Book 327, page 182. 10) Notice of Location, including
 terms and provisions thereof, recorded September 21, 1961, Book
 332, page 410, Book 332, page 412. 11) Agreement, including
 terms and provisions thereof, recorded January 11, 1973, Book
 M-73, page 326. 12) Notice of Location amending description of
 existing Right of Way, recorded January 17, 1979, Book M-79,
 page 1375.

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
\$470,000.00.

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 10th day of January, 1989.

Continued on next page

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WARRANTY DEED - INDIVIDUAL
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x Warren B. More
WARREN B. MORE

STATE OF CALIFORNIA, County of EL DORADO) ss.

January 18, 1989.

Personally appeared the above named WARREN B. MORE and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Lynda Tremain
Notary Public for California.
My Commission Expires: 6/30/89.

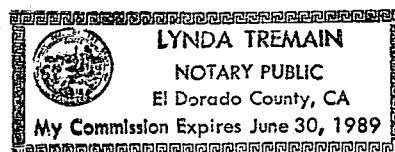


EXHIBIT "A"

The following described property situate in Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

- Section 7: All that portion of the SE 1/4 SE 1/4 lying Southerly of the centerline of Casebeer Road, a County Road
- Section 8: All that portion of the S 1/2 lying Southerly of the centerline of Casebeer Road, a County Road
- Section 17: The N 1/2 lying Northerly and Westerly of the centerline of Lost River
- Section 18: The E 1/2 E 1/2 lying Easterly of the centerline of Bergdorff road, a County Road

SAVING AND EXCEPTING FROM Section 17 and 18 hereinabove described the following parcel:

Beginning at the section corner common to Sections 17, 18, 19 and 20, in Township 39 South, Range 11 East of the Willamette Meridian, and running thence Westerly along the Section line marking the Southerly boundary of said Section 18, 1320 feet more or less to a point in the centerline of the County Road along the Westerly boundary of the said E 1/2 E 1/2 of Section 18; thence North along the said centerline of said County Road, 5027.5 feet, more or less, to the centerline of Buck Creek Channel, as the same is now located and constructed; thence following the said centerline of the Buck Creek Channel as the same is now located and constructed, North 89 degrees 31' East, 116.9 feet; thence South 57 degrees 29' East, 2632 feet; thence South 58 degrees 16' East, 1000 feet, more or less, to a point in the centerline of the present channel of Buck Creek; thence following the said centerline of the present channel of Buck Creek, Southeasterly 650 feet, more or less, to its intersection with the Northwesterly or right bank of Lost River; thence following said Northwesterly or right bank of Lost River, Southwesterly down stream 3650 feet, more or less, to its intersection with the section line marking the Southerly boundary of the said Section 17; thence Westerly along the said section line, 220 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Casebeer County Road 1077 and Burgdorff County Road 1346.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day of Jan. A.D., 19 89 at 12:00 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 1224.

Evelyn Biehn, County Clerk

By Dorinda Mullens

FEE \$18.00