

KNOW ALL MEN BY THESE PRESENTS, That

Cascade Assets, Inc., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R & R Vista, a partnership

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Refer to the attached legal description

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

and that 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 \$ 1.00 plus other valuable considerations. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1 day of September, 19 89; 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.

Cascade Assets, Inc.

BY: *[Signature]*  
President

STATE OF OREGON,

County of \_\_\_\_\_, 19 \_\_\_\_\_ 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 OREGON, County of Klamath \_\_\_\_\_ ss.

9-1, 19 89  
Personally appeared R. C. Wendt and

\_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of Cascade Assets, Inc.

and that the seal affixed to the foregoing instrument 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:

*[Signature]*  
Notary Public for Oregon

My commission expires: 7/13/93

(OFFICIAL  
SEAL)

Cascade Assets Inc.

PO Box 1089  
KFO 97601

GRANTOR'S NAME AND ADDRESS

R & R Vista

826 Loma Linda Dr  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

Attending return to:

Grantee

NAME, ADDRESS, ZIP

Use of change is requested all statements shall be sent to the following address:

Grantee

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By \_\_\_\_\_ Recording Officer

Deputy

MTC No: 21974

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 2 and the Northeasterly 3.9 feet of Lot 3 in Block 19 of Linkville (Now city of Klamath Falls, Oregon) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, 8 feet off the Northwesterly side thereof which as reserved for use as an alley, said being parallel to Main Street.

ALSO EXCEPTING THEREFROM all that portion of Lot 2 and the Northeasterly 3.90 feet of Lot 3, Block 19, original plat of Linkville, Klamath County, Oregon now occupied by the Willard Hotel complex or used for ingress and egress to said complex more particularly described as: Beginning at the Northwesterly corner of that parcel recorded in Volume M68 page 6088 of the Official Deed Records of Klamath County, Oregon; thence Southeasterly along the boundary of said parcel South 50 degrees 55' East 34.4 feet more or less to a corner of The Bush Furniture Building; thence Northerly along the outside face of said building 5.8 feet more or less to a corner of said building; thence Northwesterly along the outside face of said building 30.1 feet more or less to a point on the Northwesterly property line of said parcel; thence South 39 degrees 05' West 4.3 feet more or less to the point of beginning, containing 148 square feet more or less.

Tax Account No: 3809 032AC 05400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day  
of Sept. A.D., 19 89 at 9:15 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 16452

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline M. Murrindale