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WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m89 Page 18567

GARY E. GRIFFITH and KAREN L. GRIFFITH, husband and wife,

conveys and warrants to BRENDAN CAPITAL CORP., an Oregon corporation, Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See attached Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except as set forth in Exhibit "A".

The true consideration for this conveyance is \$159,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of September, 1989.

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 Klamath) ss.

This instrument was acknowledged before me on September 29, 1989, by Gary E. Griffith and Karen L. Griffith

(SEAL)

Debra Buckingham
Notary Public for Oregon
My commission expires 12-19-92

WARRANTY DEED

Griffith, Gary E. and Linda L.
Brendan Capital Corp. GRANTOR
815 Washburn Way GRANTOR
Klamath Falls, OR 97603
GRANTEE'S ADDRESS, ZIP

After recording return to:

NAME, ADDRESS, ZIP

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

Brendan Capital Corp.
815 Washburn Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE 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/real/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

89 OCT 2 PM 3 56

Exhibit "A"

The Northwest one-quarter, Southwest one-quarter and Southwest one-quarter Southwest one-quarter lying North of the USBR Drain No. 1 and Southwesterly of Southern Pacific Railroad of Section 26, Township 39 South, Range 9 East of the Willamette Meridian and that portion of Southeast one-quarter Southeast one-quarter lying North of the USBR Drain No. 1 in Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Taxes for 1988-89 are unpaid as follows:
Account No. 3909-2700-2000 Key: 584763: \$1,286.86
Account No. 3909-2600-1400 Key: 584497: \$ 6.10
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1988-89, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of the Klamath Irrigation District.
6. Easement for road, including the terms and provisions thereof, executed by Alice E. West and W. J. West, her husband to Mary L. Moore, dated November 8, 1921, recorded December 2, 1921, in Volume 58 page 237, Deed records of Klamath County, Oregon.
7. Reservations and restrictions, including the terms and provisions thereof, in Deed from Klamath Irrigation District, to E. G. and Dorothy Born, dated October 5, 1939, recorded October 7, 1939, in Volume 125 page 24, Deed records of Klamath County, Oregon, as follows: "It is expressly understood and agreed that neither the grantor nor the U.S. which operates and maintains the irrigation works of grantor, shall at any time be required to furnish through existing ditches, or to repair, construct or maintain any irrigation ditches or drainage ditches used or to be used in connection with said land and future the grantor expressly reserves and shall keep and retain any payment or refund which may in future be made by the U.S. by reason of any reclassification of said land."

8. Reservations and restrictions, including the terms and provisions thereof, in deed from Klamath Irrigation District, and Oregon Irrigation District, to Guy A. Galletti, dated March 9, 1959, recorded April 7, 1959, in Volume 311 page 300, Deed records of Klamath County, Oregon, as follows: "Grantee for himself and his heirs and assigns, as owners of the granted premises, will pay proportionate part of costs of maintaining private ditches appurtenant to the premises in the ratio of amount of irrigation water conducted there through the used on said premises to that used on the lands irrigated from said ditches, and further agrees that all of the granted premises shall be and remain subject to assessments of grantors, regardless whether irrigation water is used thereon".

9. Terms and provisions in Easement from Guy A. Galletti, a single man to the United States of America, dated July 20, 1964, and recorded July 27, 1964, in Volume 355 page 18, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 2nd day
of Oct. A.D., 19 89 at 3:56 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 18567.

FEE \$18.00

Evelyn Biehn County Clerk

By *Quilley M. Henderson*