

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

DAN H. ADAMS AND REGINA E. ADAMS

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

DIANA L. SMITH, AS TO AN UNDIVIDED 1/2 INTEREST; AND DON HILTON ENTERPRISES, A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 1/2 INTEREST; as tenants in common

hereinafter called 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, State of Oregon, described as follows to wit:

The W1/2 W1/2 of Section 8; the W1/2 NE1/4, NW1/4 NW1/4, SE1/4 NW1/4, and NE1/4 SW1/4 of Section 17; the NE1/4 NE1/4 of Section 18; all in Township 39 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 3905 00000 0060p and 3905 00000 00400

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property, and the 1989-90 taxes which are a lien not yet payable.

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 \$ 200,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of October, 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."

Dan H. Adams
DAN H. ADAMSRegina E. Adams
REGINA E. ADAMSSTATE OF OREGON
COUNTY OF JacksonThe foregoing instrument was acknowledged before me this 5th day of October, 1989, by

DAN H. ADAMS AND REGINA E. ADAMS

Marshall Bailey
Notary Public for OregonMy commission expires 2/28/90Mail Tax Statements to: and Original Document to:
Grantee
4935 PIONEER RD
MEDFORD OR 97501STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.on this 9th day of Oct. A.D., 19 89
at 10:01 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 19018
Evelyn Biehn County Clerk
By Deborah Millenore

Deputy.

Fee, \$8.00