

After Recording Return to:
Cooke CableVision Inc.
21221 Oxnard
Woodland Hills, CA 91367

K-41823

SPECIAL WARRANTY DEED

McCaw Communications of Southern Oregon, a joint venture organized and existing under the laws of the State of Oregon, Grantor, conveys and specially warrants to Cooke CableVision Inc., Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

Lots 37, 38, 39, 40, and 41 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free of all encumbrances created or suffered by the Grantor except:

- a. Standard exclusions from coverage or general exceptions from coverage appearing on Schedule B of the standard ALTA owner's Policy of Title Insurance.
- b. All covenants, easements, restrictions, encumbrances, reservations and state and federal patents, and other matters of record, none of which materially interfere with the current use of the property.
- c. Easements or rights of way for the installation or maintenance of gas, sewer, telephone, electrical and similar utility lines, conduits and facilities.
- d. Interest of third parties under leases or subleases granted by a Seller to a third party for portions of any of the real property, headed building, tower or antenna space, which do not materially interfere with the operations of the cable system.

89 DEC 21 PM 3 42

The true consideration for the conveyance is \$10,000 and other good and valuable consideration.

McCAW COMMUNICATIONS OF
SOUTHERN OREGON, an Oregon
joint venture

By McCaw Southern Oregon, Inc.,
an Oregon corporation, Joint
Venturer

By: [Signature]
Its Vice President

By: Karen L Stewart
Its Assistant Secretary

By: McCaw Cellular Communications, Inc., successor in interest
to ~~McCaw Cellular Communications, Inc.~~, successor in interest
to ~~Affiliated Cable, Inc.~~, an
Oregon corporation, Joint
Venturer

By: [Signature]
Its President

By: Karen L Stewart
Its Secretary

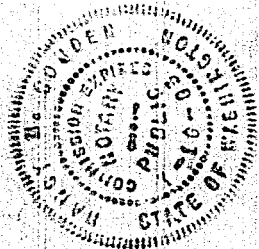
Assistant

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

ON THIS 12th day of December, 1989
personally appeared before me Jennifer Marsh and
Karen L. Stewart, who being first duly sworn, stated
that they were the Vice President and Assistant Secretary,
respectively, of McCaw Southern Oregon, Inc., an Oregon
corporation, and acknowledged their signatures to the foregoing
instrument as their voluntary act and deed.

Nancy Corde
Notary Public in and for the
State of Washington

July 19, 1993
My commission expires: _____



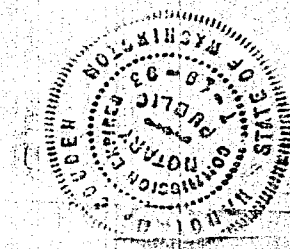
24677

STATE OF WASHINGTON)
COUNTY OF KING) ss:

On this 19th day of December, 1989, before me personally appeared Mr. Marshall & Karen, who being first duly sworn, stated that they were the Vice President and Asst. Secretary, respectively, of Weyerhaeuser Communications, Inc., an Oregon corporation, and acknowledged their signatures to the foregoing instrument as their voluntary act and deed.

Nancy Cord
NOTARY PUBLIC in and for the

State of Washington
My commission expires: 7-19-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 21st day
of December A.D., 19 89 at 3:42 o'clock P. M., and duly recorded in Vol. M89
of Deeds on Page 24675

FEE \$18.00

Evelyn Biehn County Clerk
By Bernetha X. Ketsch