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 UNTIL 22521 K
 Until a change is requested all tax statements shall be sent
 to the following address: 527 MAIN ST STE "A"

Klamath Falls OR 97601

WARRANTY DEED

FRED W. KOEHLER, JR., hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto KLAMATH COUNTRY CORNERS, A California Limited Partnership, hereinafter referred to as Grantees, their 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:

See Exhibit "A"

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees their heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$0.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of March, 1990.

Fred W. Koehler Jr.

STATE OF OREGON)

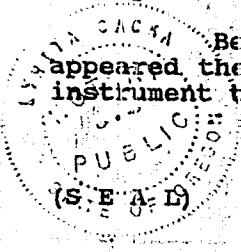
) ss.

County of Klamath)

Before me this 15 day of March, 1990, personally appeared the above-named Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dyantha Cacka
 Notary Public for Oregon

My Commission Expires: 3-24-92



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EXHIBIT "A"

PARCEL 1:

That portion of Government Lots 24 and 27 lying Northeasterly of Highway #62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL 2:

That portion of Government Lot 34 and E 1/2 of Government Lot 37 lying Southwesterly of Highway #62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL 3:

A parcel of land located in portions of Government lots 33 and 34, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the northwest corner of Government Lot 33 in Section 16, T. 35 S., R. 7 E., W.M. from which point the South one-quarter section corner of said Section 16 bears South 00° 09' 40" East 1320.43 feet distant; thence along the North line of said Lot 33 North 89° 49' 56" East 202.69 feet to its intersection with the westerly right-of-way line, of U.S. Highway 97; thence along said right-of-way line, 70.00 feet distant from the centerline of said Highway 97, South 3° 46' 44" West 82.14 feet to the beginning of a spiral curve at Highway Station 3259+74.9; thence following the right-of-way line southerly along an offset spiral curve to the left 125.29 feet, the long chord of which bears South 3° 43' 36" West 125.29 feet; (the centerline spiral having a central angle "S" of 1° 36' and an increase in degree of a curve per station "a" of 0.2) thence along a jog in said right-of-way line South 86° 23' 17" East 20.00 feet; thence along an offset spiral, 50.00 feet distant from said centerline spiral 276.16 feet, the long chord of which bears South 3° 01' 35" West 276.16 feet to the P.S.C. of the spiral curve at Highway Station 3263+74.9; thence South 78° 10' 40" West 248.01 feet to a point on the northeasterly right-of-way line of State Highway 62; thence following said right-of-way line 259.04 feet along the arc of a 5779.6 foot radius curve to the left, the long chord of which bears North 25° 48' 58" West 259.01 feet; thence along an offset spiral curve to the left, 50.00 feet from the centerline of said Highway 62 (the centerline spiral having a central angle "S" of 2° 00' and an increase in degree of curve per station "a" of 0.25) 340.93 feet, the long chord of which bears the long chord of which bears North 28° 18' 50" West 340.90 feet; thence, leaving said highway right-of-way line, North 89° 49' 56" East 322.72 feet to the point of beginning, containing 4.52 acres, more or less, and being subject to all rights-of-way and/or easements of record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of March A.D., 19 90 at 1:46 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 4912
By Evelyn Biehn - County Clerk
Pauline Henderson

FEE \$33.00

Return: M.T.C.