

AFTER RECORDING RETURN TO: Aspen Title  
X-AS ZAPATA LAND CORP. and  
TO PERLA ENTERPRISE, INC.  
1922 STRADILLA RD  
LA CA 90077

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

SCRIPPS CLINIC AND RESEARCH FOUNDATION, a Foreign non-profit  
corporation, hereinafter called GRANTOR, conveys to ASPEN TITLE  
& ESCROW, INC., TRUSTEE, hereinafter called GRANTEE, all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Reservations and  
restrictions, including the terms and provisions thereof, as set  
forth in Deed recorded May 12, 1959 in Book 312, page 332, Deed  
Records of Klamath County, Oregon. 2) Right, title or interest  
of the public, including governmental bodies in and to that  
portion of said premises lying below the ordinary high water  
line of the Sprague River and the ownership of the State of  
Oregon in that portion lying below the high water mark thereof.  
3) Conditions and Restrictions as shown on the recorded plat of  
Sprague River Pines. 4) Conditions and Restrictions as shown  
on the recorded plat of First Addition to Sprague River Pines.  
5) Declaration of Conditions and Restrictions appearing of  
record as recorded September 22, 1977, in Book M-77, page 17743,  
and as recorded April 11, 1979 in Book M-79, page 17918, and as  
recorded June 8, 1979 in Book M-79, page 13476. 6) This  
property lies within and is subject to the levies and  
assessments of the Sprague River Pines Special Road District. 7)  
Rights of the public in and to any portion of the herein  
described property lying within the boundaries of streets and  
roads.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$246,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 14th day of June, 1990.

SCRIPPS CLINIS AND RESEARCH FOUNDATION, a foreign non-profit corporation  
By: X Arnold J. Luenda Title: SR. Vice President, Finance

STATE OF CALIFORNIA, County of San Diego ss.  
On this 14th day of June, 1990.

Personally appeared the above named Arnold Luenda  
who, being duly sworn, did say that he is the  
Continued on next page

WARRANTY DEED  
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12255

Sr. Vice President, Finance of Scripps Clinic and Research Foundation, a Foreign non-profit corporation, 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 he acknowledged said instrument to be its voluntary act and deed.

Before me: Tara Jane Scrimger  
Notary Public for California  
My Commission Expires: Sept. 18, 1992



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## EXHIBIT "A"

12256

That portion of Sprague River Pines Subdivision, First Addition to Sprague River Pines, in the County of Klamath, State of Oregon, Tract 1029 and Tract 1107, situated in Sections 21, 22, 27 and 28, Township 34 South, Range 8 East of the Willamette Meridian, known as Block 1, Lots 13 to 26, inclusive; Block 4; Block 8; Block 12; Block 13; That portion of Block 15 known as Lots 1, 2 and 3; and that portion of Block 11 known as Lots 15 through 19, inclusive.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of June A.D., 19 90 at 11:52 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 12254.  
Evelyn Biehn, County Clerk  
By Pauline Mullen

FEE \$38.00