

19282

JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

MTC 24073

Vol. m90 Page 16970

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

DIANA L. SMITH, as to an undivided 1/2 interest, and DON HILTON ENTERPRISES, a California corporation, as to an undivided 1/2 interest

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

RICHARD K. HART

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 JACKSON , State of Oregon, described as follows to wit:

SEE ATTACHED EXHIBIT "A"

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

SEE ATTACHED EXHIBIT "A"

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 \$ 175,000.00

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 16th day of August, 1990.

"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."

Diana L. Smith

DIANA L. SMITH

DON HILTON ENTERPRISESBY: Don L. Hilton, Pres.

STATE OF OREGON

COUNTY OF JacksonThe foregoing instrument was acknowledged before me this 17th day of Aug., 1990,by
DIANA L. SMITH

SPACE FOR RECORDER'S USE

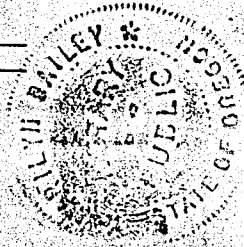
Marilyn Bailey
Notary Public for Oregon
My commission expires 2/28/94

Mail Tax Statements to:

Grantee

812 BEACH AVE

CALEXICO CA 92231



'90 AUG 23 AM 11 56

EXHIBIT "A"

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 00600
3905 00000 00400

SUBJECT TO:

1. Taxes for the fiscal year 1990-1991, a lien, not yet due and payable.
Account No: 3905 00000 00400
Account No: 3905 00000 00600

Key No: 72281
Key No: 72307

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: July 15, 1953
Recorded: September 5, 1953
Volume: 262, page 668, Deed Records of Klamath County, Oregon
In favor of: Weyerhaeuser Timber Company, a Washington Corporation
For: 40 foot wide roadway easement across Section 17

5. Lack of insurable access to and from said property.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STATE OF OREGON,

County of JACKSON

before me appeared DON L. HILTON

ss.

On this 16th day of AUGUST, 1990,

and both to me personally known, who being

duly sworn, did say that he, the said HE

is the President, and he, the said

is the Secretary of DON HILTON ENTERPRISES

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and

acknowledge said instrument to be the true act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Marilyn Bailey
Notary Public for Oregon.
My Commission expires 3/28/94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day
of Aug. A.D. 1990 at 11:56 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 16970

Evelyn Biehn County Clerk
By *Quilene Mickelthaus*

FEE \$33.00