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JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

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

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

SHELLY V. MCNICHOLS

hereinafter called the Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH State of Oregon, described as follows, to wit:

LOT 9, BLOCK 10, TRACT 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-12BD, Tqax Lot No. 1300

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 the said Grantee and Grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 87,000.00.

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 caused its name to be signed this 1 day of November, 1990 by its officers duly authorized thereto by order of its board of directors.

"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."

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 1st day of November, 1990, by William C. Thomas, Vice President, and by _____, of CLTC Exchange Company, corporation, on behalf of the corporation.

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Notary Public for Oregon
My commission expires 11/1/92

Mail Tax Statements to:
Grantee

557 28th Street
Venice, CA 90201

Aspen Title Co.
on this 2nd day of Nov. A.D., 19 90
at 11:43 o'clock A.M. and duly recorded
in Vol. M90 of Deeds Page 22023.
Evelyn Biehn, County Clerk
By Darlene Mullins Deputy.

Fee, \$28.00

Return: ATC