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16573

Aspen
TITLE & ESCROW, INC.# 01033000
WARRANTY DEED

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

This document is being rerecorded
 to correct the name of grantee

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: * for Perla Enterprises Inc., an Oregon Corporation
 and Western Zapata Land Corp., a Nevada Corporation.
 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 11, 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 7918, 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. Guardia 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 LaGuardia
 who, being duly sworn, did say that he is the

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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



EXHIBIT "A"

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.

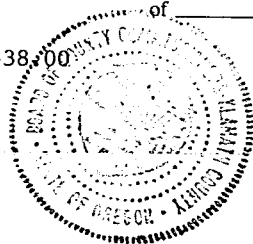
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of June A.D., 19 90 at 11:52 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 12254.

FEE

\$38.00

Evelyn Biehn County Clerk

By Paulene MillerINDEXED
D.V.I. ✓

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of November A.D., 19 90 at 2:44 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 23315.

FEE \$38.00

Evelyn Biehn County Clerk

By Bernetha D. Giloch