

02035955
WARRANTY DEED

AFTER RECORDING RETURN TO:
WORTHAN FAMILY TRUST NUMBER ONE U.T.D. 12/31/85
P.O. Box 306
Baso Robles, CA 93447

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

MARY CECILIA EWING, DANIEL D. EWING, JOHN D. EWING AND DAVID B. EWING hereinafter called GRANTOR(S), convey(s) to WORTHAN FAMILY TRUST NUMBER ONE U.T.D. 12/31/85 hereinafter called GRANTEE(S), 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) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 1) 2) Reservations contained in Patent: Recorded on February 9, 1959 in Book 309 at page 449. 3) Reservations contained in Land Status Report: Recorded July 20, 1959 in Book 314 at page 293. 4) Reservation of all oil, gas and mineral rights to Martha Hill Nelson and Victoria Nelson, as disclosed by Deed recorded March 27, 1959 in Book 312 at page 657. 5) Conditions and Restrictions in deed: Recorded on May 3, 1960 in Book 320 at page 611. As follows: "...except that said property shall not be used for service stations or other automobile serving and repair purposes." (Affects TL 1800). 6) Conditions and Restrictions in Deed: Recorded May 3, 1960 in Book 320 at page 609. As follows: "... except that said property shall not be used for service stations or other automobile servicing and repair purposes." (Affects TL 1700). 7) Conditions and Restrictions in deed: Recorded on March 22, 1961 in Book 328 at page 169. As follows: "...except that said property shall not be used for service stations or other automobile servicing and repair purposes." (Affects TL 1600). 8) Suit for Compliant in Circuit Court, which suit is now pending: Plaintiff: State of Oregon, by and through its Department of Transportation; Defendant: Mary Cecelia Ewing; Daniel D. Ewing; John D. Ewing and David B. Ewing, entered on August 2, 1990 No. 90-2530CA.

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 \$15,000.00.

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 10th day of January, 1991.

X Mary Cecelia Ewing
MARY CECILIA EWING

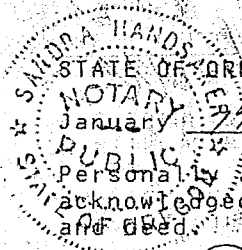
Daniel D. Ewing
DANIEL D. EWING

John D. Ewing
JOHN D. EWING

David B. Ewing
DAVID B. EWING

Continued on next page

WARRANTY DEED
PAGE 2



STATE OF OREGON, County of Linn) ss.

January 27, 1991.

Personally appeared the above named DANIEL D. EWING and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Sandra Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-93

STATE OF CALIFORNIA, County of CONTRA COSTA) ss.

January 14, 1991

Personally appeared the above named MARY CECELIA EWING and acknowledged the foregoing instrument to be her voluntary act and deed. PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

Before me: RAY A. GREER
Notary Public for CALIFORNIA

My Commission Expires: JUNE 24, 1994



OFFICIAL SEAL
RAY A. GREER
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires June 24, 1994

STATE OF CALIFORNIA, County of CONTRA COSTA) ss.

January 14, 1991.

Personally appeared the above named JOHN D. EWING, and acknowledged the foregoing instrument to be his voluntary act and deed. PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

Before me: RAY A. GREER
Notary Public for CALIFORNIA

My Commission Expires: JUNE 24, 1994



OFFICIAL SEAL
RAY A. GREER
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires June 24, 1994

STATE OF CALIFORNIA, County of CONTRA COSTA) ss.

January 14, 1991.

Personally appeared the above named DAVID B. EWING, and acknowledged the foregoing instrument to be his voluntary act and deed. PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

Before me: RAY A. GREER

Notary Public for CALIFORNIA

My Commission Expires: JUNE 24, 1994



OFFICIAL SEAL
RAY A. GREER
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires June 24, 1994

WITNESSETH THAT THE FOREGOING INSTRUMENT WAS BY ME FORWARDED TO THE COUNTY CLERK OF CONTRA COSTA COUNTY, CALIFORNIA, FOR RECORDING.

EXHIBIT "A"

PARCEL 1:

A parcel of land in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is the Northeast corner of Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian; thence West 78.8 feet; thence South 5 degrees 76' West a distance of 74.5 feet; thence East 84.9 feet; thence North 74.3 feet to the point of beginning, all located in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL 2:

A parcel of land located in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe on the East boundary of said Lot 7, being a point which bears South 74.3 feet from the Northeast corner of said Lot 7 and being the Northeast corner of said parcel; thence West 84.9 feet to a one-half inch iron pipe on the East boundary of United States Highway No. 97 right of way; thence South 4 degrees 36' West, 80.0 feet along said right of way boundary to a one-half inch iron pipe; thence East 91.3 feet to a one-half inch iron pipe on the East boundary of said Lot 7; thence North 79.7 feet to the Northeast corner of said parcel and point of beginning.

EXHIBIT "A" CONTINUED

PARCEL 3:

A parcel of land located in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East boundary of said Lot 7 being a point which bears South 154.0 feet from the Northeast corner of said lot and being the Northeast corner of said parcel; thence West 101.3 feet to a one-half inch pipe on the East boundary of Highway #97 right of way; thence South 4 degrees 36' West 80 feet along said right of way boundary to a one-half inch pipe; thence East 107.7 feet to a one-half inch pipe on the East boundary of said Lot 7; thence North 78.9 feet to the Northeast corner of said parcel and the point of beginning.

CODE 118 MAP 3507-4A0 TL 1600
CODE 118 MAP 3507-4A0 TL 1700
CODE 118 MAP 3507-4A0 TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of Jan. A.D., 19 91 at 10:58 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 1390

Evelyn Biehn County Clerk

By Doreen Mulendore

FEE \$38.00