

ASPEN TITLE & ESCROW, INC., TRUSTEE, for Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada corporation, hereinafter called grantor, conveys to

(State of incorporation)

TROY DEAN LIGGETT and MADELINE ANN LIGGETT, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 16, Block 1, Tract #1029, SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-21DO TL 1500

and covenant(s) that grantor is owner of the above described property free of all encumbrances except _____

SEE ATTACHED EXHIBIT "A"

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 \$ 26,000.00 .*

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 13th day of Februaury, 1991.

(Corporate Seal)

By Andrew A Patterson President

By Marlene T Addington Secretary

STATE OF OREGON, County of Klamath) ss.

February 13, 1991.

Personally appeared Andrew A Patterson and Marlene T Addington who, being duly sworn, did say that he is the President and Secretary of Aspen Title & Escrow Inc. 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:

Debbie K Bergener
Notary Public for Oregon

My commission expires: 12-17-91

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Aspen Title & Escrow Inc.

TO

Troy Dean & Madeline Ann Liggett

After Recording Return to: & Taxes

Troy Dean & Madeline Ann Liggett
P.O. Box 282
FPO Seattle, Wa 98770

STATE OF OREGON,)

) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Deputy

Title

EXHIBIT "A"

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Sprague River Pines.
3. Easement as shown on the plat:
For: 16 foot utility easements and 16 foot drain easements
4. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from the United States of America to Walter J. Eggsman, recorded May 11, 1959 in Book 312 at Page 332, Deed Records of Klamath County, Oregon, to wit: "...right of way to Klamath County for Sprague River Road, pursuant to provisions of the Act of February 5, 1948 (62 Stat. 17; 25 U.S.C. 323-328) and departmental regulations 25 C.F.R. 256, as amended, and pursuant to the stipulations of the agreement dated June 24, 1955, between the United States, as represented by the judge of Klamath County, Oregon, approved by A. W. Galbraith, Superintendent, on March 29, 1956. Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded: September 22, 1977
Book: M-77
Page: 17743
Amended: April 11, 1979
Book: M-79
Page: 7918
Amended: June 8, 1979
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. Formation of Special Road District, dated June 12, 1979, recorded in Journal 79 at Page 2926.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen title co. the 14th day
of Feb. A.D., 19 91 at 3:17 o'clock PM., and duly recorded in Vol. M91,
of Deeds on Page 2763.

FEE \$33.00

Evelyn Biehr County Clerk

By Pauline Mullendore