

57109

Aspen Title # 01039143  
JACKSON COUNTY TITLE DIVISION  
CONTINENTAL LAWYERS TITLE COMPANY

Vol. 93 Page 2427

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

93 FEB 2 PM 3 27

## 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

1ST EQUITY CORP., AN OREGON CORPORATION

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH ALL WARRANTIES RECEIVED BY GRANTOR AT TIME OF ACQUISITION OF SUBJECT PROPERTY, BUT WITHOUT LIABILITY THEREFOR.

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 \$ EXCHANGE OF PROPERTIES; however, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 21<sup>ST</sup> day of DECEMBER, 1992 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."

CLTC EXCHANGE COMPANY

Karen Estrada  
Karen Estrada, Vice PresidentSTATE OF OREGON  
COUNTY OF JACKSONThe foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of DECEMBER, 1992, by Karen Estrada, Vice President of CLTC EXCHANGE COMPANY, a corporation, on behalf of the corporation.R. J. Tank  
Notary Public for OregonMy commission expires 2-8-94

SPACE FOR RECORDER'S USE

Mail Tax Statements to:

Grantee

P. O. BOX 687

MEDFORD, OR 97501

Lots 29, 30 and 31, Block 1, DOTEN, in the County of Klamath, State of Oregon. LESS that portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 12, 1985 in Book M-85 at Page 12635.

AND Lot 32, Block 1, TOWN OF DOTEN, in the County of Klamath, State of Oregon. LESS that part of Lot 32, Doten, in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning 98 feet Southeast along River Street from the Westerly corner of Lot 32 in Doten; thence Northeast and parallel to the Northwestern line of Lot 32 to the Klamath River; thence Southeast along the river to the most Easterly corner of Lot 32; thence Southwesterly along Lot 32 to River Street; thence Northwest along River Street to the point of beginning.

CODE 21 MAP 3908-31CC TL 800  
CODE 21 MAP 3908-31CC TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 2nd day  
of Feb. A.D. 19 93 at 3:27 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 2427.

FEE \$35.00

Evelyn Biehn, County Clerk

By Rachel Mulholland