



WARRANTY DEED

ATC 01039853

AFTER RECORDING RETURN TO:
James F. Calvert, Jr. and
Wendy A. Warren

4825 Sunset Ridge Rd.
Klamath Falls, OR 97601

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

TEEN CHALLENGE OF OREGON, a non profit Corporation, hereinafter called GRANTOR(S), convey(s) to JAMES F. CALVERT, JR. and WENDY A. WARREN, husband and wife, 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." *W.A.*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.

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
\$170,000.00.

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 23rd day of June, 1993.

TEEN CHALLENGE OF OREGON, a non profit corporation

By: Michael A. Hedges Title: President / C.E.O.

STATE OF Oregon, County of Linn) ss.

On June 24th, 1993, personally appeared
Michael A. Hedges as President of
TEEN CHALLENGE OF OREGON.

Before me: Janet P. Price
Notary Public for Oregon
My Commission Expires: Sept. 27, 1996

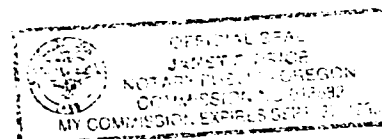


EXHIBIT "A"

A tract of land situated in the NE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod from which the East quarter corner of said Section 12 bears South 72 degrees 58' 55" East, 1300.87 feet; thence North 46 degrees 30' 00" East, 660.00 feet to a 5/8" iron rod; thence North 43 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 46 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 43 degrees 30' 00" East, 660.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for driveway and utility purposes 60 feet in width over the property of grantor from Ridge Road to the above described premises along the route presently existing as shown in the Maps for Minor Land Partitions 80-82 and 80-114, Klamath County, Oregon. Grantors and grantee shall share the costs and expenses of maintaining the above described easement in its present state of repair, according to the percentage of total use made by either party. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.

CODE 183 MAP 3808-1200 TL 1201

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 28th day
of June A.D. 19 93 at 3:32 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 15362.

Evelyn Biehn County Clerk

FEE \$35.00

By Doreen M. Mendenhall