

WARRANTY DEED

MTC 31641-JW

KNOW ALL MEN BY THESE PRESENTS, That

JOSEPH MANDEVILLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

W.H.B., INC., an Oregon Corporation

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A"

MOUNTAIN TITLE COMPANY

"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 TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this instrument is stated in the body hereof. The symbols (X) are placed at the end of the consideration paragraph to indicate that the consideration is stated in the body of the instrument. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and 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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of November, 19 93 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

California

STATE OF OREGON

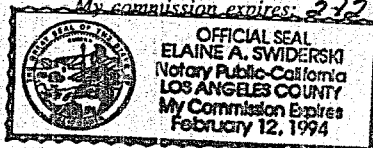
County of Los Angeles ss.November 23, 19 93

Personally appeared the above named

JOSEPH MANDEVILLE

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:

Elaine A. SwiderskiNotary Public for Oregon CaliforniaMy commission expires: 2-12-94

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____

_____, president, and by _____

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

JOSEPH MANDEVILLE

4512 WORKMAN MILL ROAD #304

WHITTIER, CA 90601

GRANTOR'S NAME AND ADDRESS

W.H.B., INC.

P.O. Box 5188

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After record by W.H.B., INC.

P.O. Box 5188

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a check is required all tax bills shall be sent to the following address:

P.O. Box 5188

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the West half of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NW1/4 corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West Section line 442.3 feet; thence East 660 feet; thence Southerly along a line which is parallel to and 660 feet East of said West line 2210.63 feet to the East-West center line of said Section; thence West along said centerline 133.3 feet; thence South parallel to the West Section line 1320 feet to the South line of the NW1/4 of the SW1/4; thence East along the South line of the NW1/4 of the SW1/4, 132 feet; thence South parallel to the West section 660 feet to the North line of the S1/2 of the SW1/4 of the SW1/4; thence East along the North line of the S1/2 of the SW1/4 of the SW1/4, 660 feet to the East line of the W1/2 of the W1/2 of said Section; thence North along the East line of the W1/2 of the W1/2 to the North line of said Section; thence West along the said North line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 6th day
of Dec. A.D., 19 93 at 3:16 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 32361

Evelyn Biehn .County Clerk

FEE \$35.00

By Daniel M. M. M. M.