

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THEODORE L. SCOTT  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EAST CASCADE PROPERTIES, INC.  
 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:

The SE1/4 NW1/4 of Section 4, Township 37 South, Range 12 East of  
 the Willamette Meridian, Klamath Falls, Oregon.

## 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."

**LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.** AND TO DETERMINE ANY  
 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 transfer, stated in terms of dollars, is \$ 10,000.00

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 15th day of February, 19 94;  
 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.

STATE OF OHIO  
 County of Darke  
February 15, 19 94 ss.

Personally appeared the above named  
THEODORE L. SCOTT

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

Before me:

Shirley J. Jenkins  
 Notary Public for Ohio  
 My commission expires:

SHIRLEY J. JENKINS  
 Notary Public — State of Ohio  
 My Commission Expires Feb. 8, 1995

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)

THEODORE L. SCOTT  
998 GREENVILLE NASHVILLE ROAD  
GREENVILLE, OH 45334

GRANTOR'S NAME AND ADDRESS  
EAST CASCADE PROPERTIES, INC.  
P.O. BOX 214  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS  
EAST CASCADE PROPERTIES, INC.  
P.O. BOX 214  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP  
EAST CASCADE PROPERTIES, INC.  
P.O. BOX 214  
KLAMATH FALLS, OR 97601

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, \_\_\_\_\_ ss.  
 County of Klamath  
 I certify that the within instrument was  
 received for record on the 18th  
 day of Feb, 19 94,  
 at 11:27 o'clock A M. and recorded  
 in book M94 on page 5499 or as  
 file/reel number 76427  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk  
By Pauline Neuhard Deputy  
 Recording Officer

Fee \$30.00

MOUNTAIN TITLE COMPANY