

WARRANTY DEED

WARRANTY VOID
MTC 32872-JW

KNOW ALL
JUN JOHN

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EAST CASCADE PROPERTIES, INC., an Oregon Corporation, hereinafter called 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY
of all kinds of

"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 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

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00

See GDS 95.050,

In Witness Whereof, the grantor has executed this instrument this 3 day of March, 1994; 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 OREGON.

County of LAKE
MARCH 3, 1994 SS

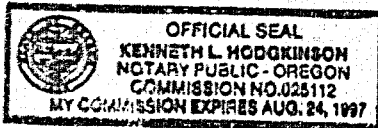
Personally appeared the above named JUEN JOHNSON
ALLIP MALCOLM JOHNSON
ATTORNEY IN FACT FOR
JUEN JOHNSON

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

Before me:

Notary Public for Oregon

My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument

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)

~~JUEN JOHNSON~~

208 N. Canyon Dr.
Redmond, OR 97756

EAST CASCADE PROPERTIES, INC.

P.O. Box 214
Klamath Falls, Or 97601

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P.O. Box 214
Klamath Falls, Ore 97601

EAST CASCADE PROPERTIES, INC.

P.O. Box 214
Alamath Falls, Or 97600

(STATE OF OREGON,

County of _____ ss.
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.

SINCE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SW1/4 SW1/4 of Section 20 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 1332 feet on section line between sections 19 and 20 from corner common to sections 19, 20, 29 and 30 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and 30 feet East on Sixteenth line between the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along said Sixteenth line and parallel to section line between sections 20 and 29 a distance of 463 feet to a point; thence Southerly and parallel to section line between sections 19 and 20 a distance of 250 feet to a point; thence Westerly and parallel to section line between Sections 20 and 29 a distance of 463 feet to a point; thence Northerly and parallel to section line between sections 19 and 20 a distance of 250 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to the Oregon State Highway Commission by deeds recorded on August 25th, 1955 in Volume 277, page 29, Deed Records of Klamath County, Oregon and recorded September 19th, 1958 in Volume 304, page 167, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day
of March A.D., 19 94 at 3:28 o'clock P.M., and duly recorded in Vol. M94,
of Deeds on Page 7057.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall