

K-46055
WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

Kim D. Ward L.L.C.
60801 Brosterhaus Road
Bend, Oregon 97702

After recording, this Deed shall be delivered to:

Kevin J. Keillor
PO Box 1151
Bend, Oregon 97709-1151

The true consideration for this transfer is \$0. The consideration consists of other property given, which is the whole consideration.

Kim D. Ward, Grantor, conveys and warrants to Kim D. Ward L.L.C., Grantee, the following described real property located in Klamath County, Oregon:

Parcel H: Beginning at a point on the East line of the SW 1/4 NW 1/4 of Section 31 which point lies North along said line 252 feet from the Southeast corner of said SW 1/4 NW 1/4; thence North 60° 58' West 1427.23 feet to that property described in Vol. 226, page 39, Klamath County Deed records; thence Northeasterly at right angles 100 feet; thence Northwesterly at right angles 80 feet to the Easterly right of way of the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 346, page 660, Klamath County Deed Records; thence Southeasterly at right angles to said right of way 200 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 20 feet; thence Northeasterly at right angles 260 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 100 feet; thence Northwesterly at right angles 200 feet to the East right of way of the Dalles-California Highway; thence Northeasterly along said Highway right of way to that property described in Vol. 259, page 428, Klamath County Deed Records; thence Southeasterly at right angles 180 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 180 feet to said highway right of way; thence Northeasterly along said highway right of way to that property described in Vol. 331, page 162, Klamath County Deed Records; thence Southeasterly at right angles 280 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 100 feet; thence Northeasterly at right angles 200 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 285 feet to the North line of Section 31; thence Easterly along said Section line to that property described in Vol. 302, page

1 - WARRANTY DEED

kjk\ward14.012\842

Holmes Hurley Bryan Lovlien ■ Lynch
ATTORNEYS AT LAW

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4131 Fax (503) 389-3386

39017

38, Klamath County Deed Records; thence South 29° 02' West 418 feet; thence Easterly parallel to the North line of Section 31 to the East line of the NW 1/4 NW 1/4 of said Section; thence Southerly along the East line of the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 OF Section 31 Township 24 S.R. 9 E.W.M. to the point of beginning, EXCEPTING THEREFROM the following parcel deeded to Arthur V. Ellsworth and Etta D. Ellsworth, husband and wife, in Vol. 274, page 468, Klamath County Deed Records as follows: Running 944.08 feet East from the Northwest corner of Section 31 Township 24 South, Range 9 E.W.M., to an iron pipe on the East line of U.S. Highway 97; thence Southerly on said line 1213 feet 7 inches to a point; thence Easterly 270 feet to point of beginning description of this piece of land; thence continuing Easterly at right angles to Highway 97, 310 feet; thence Westerly at right angles to said Highway 200 feet; thence Northerly, parallel to said Highway 110 feet to point of beginning.

Parcel I: SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 31 Township 24 S.R. 9 E.W.M.

Parcel J: Lot 3 in Block 43 of 'Original Town of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Parcel O: NE 1/4 NW 1/4 Section 31 Township 24 South, Range 9 East, Willamette Meridian, saving and excepting that portion of said property lying within the following described property: Running East 944.08 feet from the Northwest corner of Section 31 Township 24 S.R. 9 E.W.M. to an iron pin; thence East 243 feet to Main Street; thence East 60 feet to point of beginning of this description; thence Southwest 418 feet parallel with the Dalles-California Highway; thence East 418 feet; thence Northeast 522-1/2 feet thence West 418 feet; thence Southwest 104-1/2 feet to the point of beginning.

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject properties respectively, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED

2 - WARRANTY DEED

kjk\ward14.012\842

Johnes Hurley Boyer & Lovlien  Lynch
ATTORNEYS AT LAW
40 N.W. Greenwood P.O. Box 151 Bend, Oregon 97709-1151 (503) 382-4331 Fax (503) 389-3386

39018

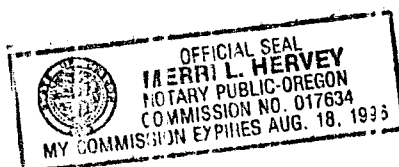
USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
FOREST PRACTICES AS DEFINED IN ORS 30.930

DATED December 27, 1994.

Kim D. Ward
Kim D. Ward

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 27th day of
Dec., 1994, by Kim D. Ward.



Merrill L. Hervey
Notary Public for Oregon
My Commission Expires: 8/18/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 28th day
of Dec. A.D., 1994 at 3:23 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 39016
By Evelyn Biehn County Clerk
Shirley M. [Signature]

FEE \$40.00

3 - WARRANTY DEED

kjklward14.012842

Holmes & Narley Bryant Lovlie & Lynch
ATTORNEYS AT LAW
40 N.W. Greenway P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4331 Fax (503) 389-3386