



WARRANTY DEED

ASPEN TITLE #05043012
AFTER RECORDING RETURN TO:
KLAMATH LIMITED PARTNERSHIP

PO Box 4460
Medford Oregon 97501

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

CITY OF KLAMATH FALLS, a Municipal Corporation hereinafter
called GRANTOR(S), convey(s) to KLAMATH LIMITED PARTNERSHIP
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lots 1 and 2, Block 1, Tract 1174, COLLEGE INDUSTRIAL PARK
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

CODE 1 MAP 3809-17CO TAX LOT 800
CODE 1 MAP 3809-17CO TAX LOT 900

"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 30.390."

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, contracts and/or
liens for irrigation and/or drainage,

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
\$27,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

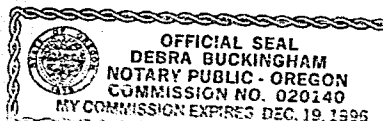
IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of April 1995.

CITY OF KLAMATH FALLS

BY: _____

Todd Kellstrom Elisa D. Fritz

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 19th day
of April, 1995, by

Todd Kellstrom, Mayor and
Elisa D. Fritz, City Recorder

Before me: Debora Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-96

04-20-95 03:50 RCVD

10019

Vol 1002-4800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day of April 19 95 at 3:50 o'clock PM. and duly recorded in Vol. M95 of Deeds on Page 10019

By Bernetha G. Letsch County Clerk

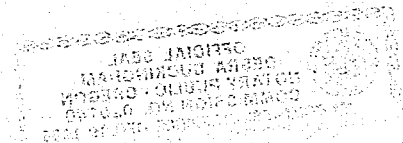
FEE \$35.00

Municipal Corporation hereinafter referred to as Klamath Falls Industrial Park, Inc. (KFIPI) is a duly organized and existing corporation under the laws of the State of Oregon. It is the owner of the property described in the foregoing instrument, and it is the intent of the parties hereto that the same be conveyed to the Klamath Falls Industrial Park, Inc. for its use and purposes as an industrial park.

NOT WITHSTANDING THE ABOVE SAID, the parties hereto have agreed that the property described in the foregoing instrument shall be conveyed to the Klamath Falls Industrial Park, Inc. for its use and purposes as an industrial park, and that the same shall be subject to the covenants, conditions and restrictions hereinafter set forth, which shall run with the land and bind all persons who may hereafter acquire an interest in the same.

The parties hereto have agreed that the above described property shall be conveyed to the Klamath Falls Industrial Park, Inc. for its use and purposes as an industrial park, and that the same shall be subject to the covenants, conditions and restrictions hereinafter set forth, which shall run with the land and bind all persons who may hereafter acquire an interest in the same.

[Handwritten signature]



Witness my hand and the seal of said County at Klamath Falls, Oregon, this _____ day of _____, 19__.