

WARRANTY DEED

#01043158 AFTER RECORDING RETURN TO:

SOVEREIGN VENTURES, LLC ONE SW COLUMBIA, STE 1105 PORTLAND, OR 97258-2012

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

JOYCE WAYNE JACKSON and KIMBERLY LOUANN JACKSON, husband and wife, hereinafter called GRANTOR(S), convey(s) to SOVEREIGN PARTNERS, LLC, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

"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, 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 \$360,000.00.

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

IN WITNESS WHEREOF, t	che grantor	has	executed this instrument	
this 20th day of Apra	1, 1995.		MA III A Store	
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V Low WIN Dence	coll-		CASH MININC XIII'M CUNA THU KULB	
JOYCE WAYNE JACKSON			KIMBERLY LOUANN JACKSON	
	the state of the state of			
STATE OF CALIFORNIA)			

)ss.

COUNTY OF LAKE

On April <u>26</u>, 1995, before me, <u>the undersigned</u> personally appeared JOYCE WAYNE JACKSON and KIMBERLY LOUANN JACKSON personally known to me (or proved to me on the basis satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/shexthey executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature My commission expires:



EXHIBIT "A"

In Township 33 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 35:

The NE 1/4

Section 36:

The W 1/2 NW 1/4

EXCEPTING THEREFROM road right of way deeded to Klamath County in Book 360, Page 541 and Book 360, Page 656 and Book 363 at Page 178, Deed Records of Klamath County, Oregon.

CODE 8 MAP 3306 TL 600

STATE OF OREGON: COUNTY OF KLAMATH	
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ofMay	Aspen Title & 95 at 3:31 Deeds	o'clock P	M., and duly recor	the 8th ded in Vol. M95	day
FEE \$35.00		By	Bernetha G. Le	tsch, County Clerk	