



K-48254

STATUTORY WARRANTY DEED  
(Individual or Corporation)

DIAMOND WOOD PRODUCTS, INC.

conveys and warrants to BEST WESTERN PONDEROSA LODGE, INC., an Oregon Corporation, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

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

This property is free of liens and encumbrances, EXCEPT:  
SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS  
OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION  
AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 100,000.00 (Here comply with the requirements of ORS 93.030\*).

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 30.930.

DATED this 31st day of July 19 95. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

DIAMOND WOOD PRODUCTS, INC.

By: [Signature]

STATE OF OREGON, County of Lane )ss.

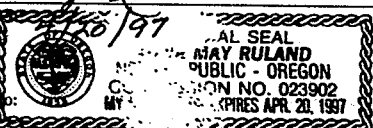
The foregoing instrument was acknowledged before me  
this 31st day of July 19 95  
by James E. Harrison, President

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires 7/20/97



After recording return to:

BEST WESTERN PONDEROSA LODGE, INC.  
P.O. BOX 218  
SISTERS, OREGON 97759  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
BEST WESTERN PONDEROSA LODGE, INC.  
P.O. BOX 218  
SISTERS, OREGON 97759

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon.

NE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The East one-half of the following described real property: Beginning at the South one-quarter of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, being a 1" iron pipe with brass cap; thence from said point of beginning North 0°14'50" East 2655.04 feet to a 1" iron pipe; thence North 0°14'50" East 1336.53 feet to a 1" iron pipe; thence North 89°41'10" West 1334.15 feet to a 1" iron pipe; thence South 0°22'50" West 1334.48 feet to a 1" iron pipe; thence South 0°07'20" West 2659.82 feet to a 1" iron pipe; thence South 89°48'10" East 1331.57 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 29th day  
of Aug A.D., 19 95 at 10:30 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 23233

FEE \$35.00

By Bernetha O. Lersch County Clerk