



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043958

AFTER RECORDING RETURN TO:
LOST RIVER LAND and CATTLE, INC.

2691 Lakeshore Drive
Klamath Falls, OR 97601

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

C. H. MC MILLAN III and PATSY ANN MC MILLAN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LOST RIVER LAND and
CATTLE, INC., an Oregon Corporation, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lots 2 and 3 in Block 13, HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, OREGON, in the County of Klamath, State of
Oregon, EXCEPTING THEREFROM the Northwesterly 18 feet of Lot 2,
conveyed by deed dated July 1, 1950, recorded July 28, 1950 in
Book 240 at Page 533, Deed Records of Klamath County, Oregon.

Code 1, Map 3809-288B, Tax Lot 8900

"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 Trust Deed, including
the terms and provisions thereof, recorded June 25, 1976 in Book
M-76, Page 9631, Mortgage Records, Klamath County, Oregon, in
favor of First Federal Savings and Loan Association of Klamath
Falls, Oregon, a corporation, which Trust Deed the Grantee
herein agrees to assume and pay according to the terms contained
thereof,

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
\$205,000.00.

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 7th day of December, 1995.

C. H. McMillan III
C. H. MC MILLAN III

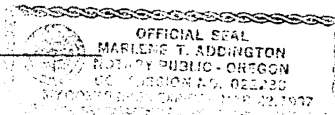
Patsy Ann McMillan
PATSY ANN MC MILLAN

STATE OF OREGON, County of Klamath)ss.

On January 24, 1996, personally appeared before me, C.H.
McMillan, III and Patsy Ann Mc Millan,

whose identity I proved on the basis of OR Driver's License
to be the signers of the above document, and they acknowledged
that he/she signed it.

Marlene T. Addington
Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 2nd day
of Feb A.D., 19 96 at 3:48 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 3244.

FEE \$35.00

By Bernetha G. Vetsch, County Clerk
Bernetha G. Vetsch