

13422

STATE OF OREGON Volm 96 Page 4284

WHEN RECORDED MAIL TO:

STEINER KLAMATH INVESTORS
P.O. BOX 20575
RENO, NEVADA 89515

96 FEB 14 P3:51

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

County of Klamath

I certify that the within instrument
was received for record on the 14th day
of Feb, 19 96,
at 3:51 o'clock P.M. and recorded
in book M96 on page 4284 or as
filing fee number 13422, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk

Title

By Pauline Mulendow Deputy

MAIL TAX STATEMENTS TO:

SAME AS LISTED ABOVE

ASPEN TITLE #04043702

WARRANTY DEED

EDWIN J. CLOUGH III, a married man dealing with his sole property,

GRANTOR, conveys and warrants to

STEINER KLAMATH INVESTORS, INC., a Nevada Corporation,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

A strip of land across Lot 70, ENTERPRISE TRACTS, in Section 4, T. 39 S, R 9 EWM, in the County of Klamath, State of Oregon, 17 feet wide, being a portion of Parcel 2, described in Deed Vol. M-87, page 17793 Official Records of said County, and being 8.5 feet on each side of the center line of a spur track, now discontinued, said center line being described as follows:

Beginning at a point in the Southerly line of Parcel 1, described in Deed Vol. M-94, page 36722 Official Records, 417.5 feet West of the East line of said Lot 70; thence Northwesterly on an 11° 30' curve to the right, a distance of 291.05 feet, more or less, to an intersection with the North line of said Parcel 1. The side lines of said strip to be extended or shortened to intersect the Southerly line and the Northerly property line and its Westerly extension thereof of said Parcel 1.

SUBJECT TO: Reservation shown on Deed recorded in Vol. M-78, page 3898 Deed records of Klamath County, Oregon; conditions, restrictions, easements and assessments as shown on the recorded plat of Enterprise Tracts as filed 5/4/07; easements and rights of way of record and apparent thereon; regulations, including levies, liens and utility assessments of the City of Klamath Falls.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. However, the actual consideration stated or provided for in this deed is not to be taken as the consideration for this deed.

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

Dated this 13th day of February, 19 96.

Edwin J. Clough III

STATE OF OREGON, County of Klamath) ss. 2-13, 19 96

Personally appeared the above named EDWIN J. CLOUGH III

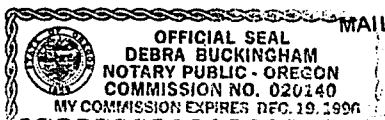
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 12-19-98

(Official Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601