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Vol. m96 Page 28671STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045204

AFTER RECORDING RETURN TO:
Lost River Land and Cattle, Inc.1428 Pacific Terrace
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 12th day of Deeds A.D. 19 96
at 11:05 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 28671
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

JAMES C. MC ATEE, who acquired title as James McAtee, and SHEENDANAI MC ATEE, husband and wife, hereinafter called GRANTOR(S), convey(s) to LOST RIVER LAND AND CATTLE, INC., hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 21B, 22B, 23B and 61, LAKESHORE GARDENS, in the County of Klamath, State of Oregon.

Code 190, Map 3808-25DB, Tax Lots 300, 1100 & 1200

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 \$89,500.00.

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 10th day of September, 1996.

James C. McAtee
JAMES C. MC ATEE

Sheendanaï McAtee
SHEENDANAI MC ATEE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 11th day of September, 1996, by JAMES C. MC ATEE and SHEENDANAI MC ATEE.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

