

WARRANTY DEED

24881 MTC 38827KA

MARIE WHITLATCH,

Grantor(s) hereby grant, bargain, sell and convey to:

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KLAMATH PACIFIC CORP., an Oregon Corporation,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The N1/2 of the SE1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the SW1/4 of the NW1/4 of the SE1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Brown Road. Together with all mineral rights pertinent to the herein described property.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2918 EDISON AVE., KLAMATH FALLS, OR 97903

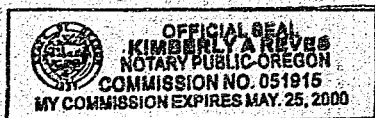
Dated this 5 day of September, 1996.

Marie Whitlatch
MARIE WHITLATCH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. September 5 19 96COUNTY OF KLAMATHPersonally appeared the above named MARIE WHITLATCH

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Rees

Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT38827-KA

Return to:

KLAMATH PACIFIC CORP.
2918 EDISON AVE.
KLAMATH FALLS, OR 97903

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 12th day of Sept. A.D., 19 96
at 11:41 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 28758.

Bernetha G. Letsch, County Clerk

By *[Signature]*

Deputy.

Fee, \$30.00