

WARRANTY DEED

MT38929MS
 HARRY J. FREDRICKS, TRUSTEE OF THE HARRY J. FREDRICKS AND MILDRED J. FREDRICKS FAMILY TRUST AGREEMENT DTD MARCH 12, 1991,
 Grantor(s) hereby grant, bargain, sell and convey to:
 CHARLES R. PRIDDY, JR. AND MARY ANN PRIDDY, TRUSTEES OF THE PRIDDY FAMILY TRUST
 DATED JANUARY 17, 1994,
 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:

LOTS 21, 22, 23, 24, 25, 26, 27 28, 29 AND 30 OF THE RESUBDIVISION OF BLOCK 23 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 500,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2515 Ramada Way, Chico, CA 95926

Dated this 27th day of November, 1996

FREDRICKS FAMILY TRUST AGREEMENT

BY: Harry J. Fredricks TRUSTEE
 HARRY J. FREDRICKS

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on November 27, 1996

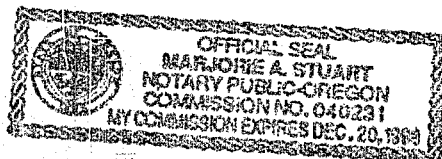
by Harry J. Fredricks

as Trustee

of Harry J. Fredricks and Mildred J. Fredricks Family Trust Agreement

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT38929-MS

Return to:

Charles R. Priddy, Jr., Trustee
 2515 Ramada Way
 Chico, CA 95926

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
 of December A.D., 1996 at 3:37 o'clock P.M., and duly recorded in Vol. 1996
 of Deeds on Page 37701

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kathleen Rose

96 DEC -2 9:37