

'96 DEC 13 AM 10:02

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01015579

AFTER RECORDING RETURN TO:
CHAMPION GROUP, INC.67133 Fryrear Rd.Bend, OR 97701

Aspen Title & Escrow
on this 13th day of December A.D., 1996
at 11:02 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 38757
Bernetha G. Letsch County Clerk
By Kathleen Ross Deputy
Fee, \$30.00

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

LOST RIVER LAND AND CATTLE, INC., hereinafter called
GRANTOR(S), convey(s) to CHAMPION GROUP, INC., an Oregon
Corporation, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 10, LAKEWOOD HEIGHTS, in the County of Klamath, State of
Oregon.

Code 191, Map 3808-23CA, Tax Lot 200

"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 will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

THE PURPOSE OF THIS DEED IS TO RELINQUISH, ELIMINATE AND CONVEY
ANY AND ALL INTEREST OF THE GRANTOR IN THE REAL PROPERTY
LEGALLY DESCRIBED ABOVE TO THE GRANTEE.

The true and actual consideration for this transfer is
\$12,000.00.

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 10th day of December, 1996.

LOST RIVER LAND AND CATTLE, INC.

BY: Kristine A. Creed

BY: Gary Hart

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 10th
day of December, 1996, by Kristine A. Creed as
President and by Gary Hart
as Secretary of LOST RIVER LAND AND CATTLE,
INC., a corporation, on behalf of the corporation.

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

