

96 DEC 27 AM 1:30



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045656

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 ABOVEKENNETH D. HAWKINS, hereinafter called GRANTOR(S), convey(s) to
LOST RIVER LAND AND CATTLE, INC., an Oregon Corporation,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

25
CC
"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 true and actual consideration for this transfer is
\$58,000.00.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 18th day of December, 1996.

A handwritten signature of Kenneth D. Hawkins in dark ink, written over a horizontal line.

KENNETH D. HAWKINS

STATE OF OREGON, County of Klamath)ss.

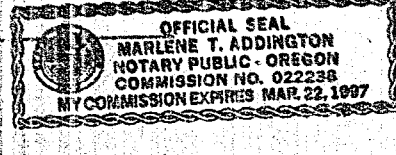
On December 23, 1996, personally appeared Kenneth D. Hawkins,
and acknowledged the foregoing instrument to be his voluntary
act and deed.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

EXHIBIT "A"

Lots 1, 2 and 3, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM a strip of land one foot in width along the Westerly side of Lot 3, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said lot line, 1.00 foot; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.

CODE 1 MAP 3809-29BC TL 3800

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of December A.D. 19 96 at 11:30 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 40051

Bernetha G. Letsch, County Clerk

FEE \$35.00

by

Kathleen Ross