

MTC 39617 KR WARRANTY DEED

LA CANADA HOLDING COMPANY, INC., A CALIFORNIA CORPORATION,
Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT M. CARRILLO and JEAN CARRILLO, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8100 Sprague River Rd, Chilquim, OR 97624

Dated this 27th day of January, 1997.

LA CANADA HOLDING COMPANY, INC., A CALIFORNIA CORPORATION

X by: [Signature]

STATE OF CALIFORNIA SS. January 27 1997
COUNTY OF Alameda

Personally appeared the above named Linda Arnold as Vice President
of LA CANADA HOLDING COMPANY, INC., a California corporation

and acknowledged the foregoing instrument to be their voluntary act.

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

Before me: [Signature]

Notary Public for Alameda County

My commission expires 9/4/99

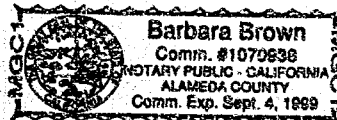
(seal)

ESCROW NO. MT39617-KR

Return to:

ROBERT M. CARRILLO & JEAN CARRILLO

8100 Sprague River Rd.
Chilquim, OR 97624



The following described property is situate in Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: SW1/4 lying Southerly of the Sprague River Road.

Section 28: E1/2 SE1/4 lying Southerly of the Sprague River Road and all that portion of the E1/2 SW1/4 NE1/4 and the SE1/4 NE1/4 lying South of the Chiloquin-Sprague River Highway, as presently located, and being more particularly described as follows: Beginning at the intersection of the Westerly right of way line of the Chiloquin-Sprague River Highway and the East-West center section line of said Section 28; thence West along the center section line 1664.0 feet to the Southwest corner of the E1/2 SW1/4 NE1/4 of aforesaid Section 28; thence North 2 degrees 26' East along the West boundary of the aforesaid E1/2 SW1/4 NE1/4 of said Section 28, 912.0 feet, more or less, to the Southerly right of way boundary of the aforesaid Chiloquin-Sprague River Highway; thence Southeasterly along said right of way boundary as follows: South 66 degrees 50' East 670 feet; South 64 degrees 16' East 407.5 feet; South 58 degrees 41' East 288.7 feet; South 53 degrees 06' East 299.5 feet, and South 48 degrees 03' East 215.8 feet, more or less, to the point of beginning.

Section 34: W1/2 NE1/4, NW1/4 lying Southerly of the Sprague River Road.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of January A.D., 19 97 at 3:29 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2544

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross