

CE 9255

SPECIAL WARRANTY DEED

97 FEB 26 P2:36

KNOW MEN BY THESE PRESENTS, THAT JANE HENRY and PATRICK HENRY, husband and wife, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by LITTLEJOHN and WESTFALL, a partnership, hereinafter called "Grantee", does hereby grant, bargain, sell, convey and specially warrant unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from all encumbrances including but not limited to monetary encumbrances created or suffered thereon by grantor on the real property and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$450,000.00.

SEND TAX STATEMENTS TO: Lewis M. Mathis 7634 LaPaloma Rd Hornitos, CA 95325

-1- SPECIAL WARRANTY DEED

Law Offices Of
GRANTLAND, GRENSKY & BLODGETT
204 West 9th St.
Medford, OR 97501
(503) 773-3712

RETURN TO JACKSON COUNTY TITLE DIVISION
502 WEST MAIN ST., MEDFORD, OR 97501

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 25 day of October, 1990.



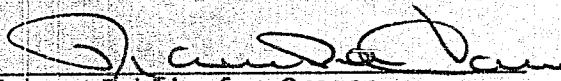
JANE HENRY



PATRICK HENRY

STATE OF OREGON)
 : ss.
County of Jackson)

Personally appeared before me this 25 day of October, 1990, the above named JANE HENRY and PATRICK HENRY, and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public for Oregon
My Commission Expires 7-14-91

Until a change is requested,
all tax statements shall be
sent to the following address:

AFTER RECORDING, RETURN TO:

GRANTLAND, GRENSKY & BLODGETT
ATTORNEYS AT LAW
204 West 9th St.
Medford, OR 97501

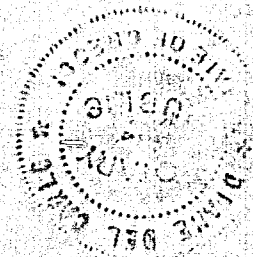


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 10, 11 and 12 of Section 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, bounded and described as follows: Beginning at a fence corner on the North line of Lot 4, 6.55 chains, more or less, East of the Northwest corner thereof, thence South 0 degrees 15' East along a fence 50.12 chains to a fence corner; thence South 89 degrees 01' East along a fence 52.50 chains, more or less, to the center line of the Central Canal; thence following the center line of said Canal North 7 degrees 08' West, 51.28 chains, more or less, to the North line of Lot 2 marked by a fence; thence North 89 degrees 37' West along the North line of Lots 2, 3, and 4, 46.44 chains, more or less, to the point of beginning.

AND, beginning at a point on the East line of Lot 7, Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian, distant 6.22 chains Southerly from the Southeast corner of Lot 6 of said section; thence North 0 degrees 07' East, 40.55 chains along the lot lines to the Northerly line of the Main Canal; thence following the Northerly line of said canal North 63 degrees 17' West 43.81 chains to the township line; thence South 89 degrees 37' West 8.07 chains along the township line; thence following the center line of the Central Canal South 7 degrees 08' East, 51.41 chains; thence South 0 degrees 51' West 10.33 chains; thence leaving the Central Canal South 89 degrees 20' East 40.88 chains; thence North 0 degrees 07' East, 1.51 chains to the point of beginning, lying in Lot 6 and parts of Lots 2, 3, and 7 of said Section 4 and Lot 8 and part of Lots 1, 2, 7, 9, 10 and 16 of Section 5, same township and range.

AND, beginning at a point on the East line of Lot 3 of said Section 4, distant 40.55 chains Northerly from the above-mentioned point of beginning; thence South 63 degrees 17' East 22.12 chains along the North line of Main Canal; thence South 79 degrees 42' East, 20.60 chains to the center line of the County Road; thence South 1.75 chains along the center line of said County Road; thence North 80 degrees 11' West 20.90 chains; thence North 62 degrees 38' West, 21.89 chains to said East line of Lot 3; thence North 0 degrees 07' East, 1.88 chains along said lot line to the point of beginning and lying in Lots 4, 21 and 20 of said Section 4.

Tax Account No. 3407 V0000 00200
3407 V0400 00300

STATE OF OREGON : COUNTY OF KLAMATH. ss.

Filed for record at request of Grantland et al
of February A.D. 19 97 at 2:36 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 5742

FEE \$45.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose