



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. 01045834

AFTER RECORDING RETURN TO:
CHAMPION GROUP, INC.
31 N 700 E, Suite 190
St. George, Utah 84770

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

Aspen Title & Escrow

on this 13th day of March A.D., 1997
at 9:43 o'clock A. M. and duly recorded
in Vol. 1997 of Deeds Page 7324

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.

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

Lot 23B, LAKESHORE GARDENS, in the County of Klamath, State of
Oregon.

CODE 190 MAP 3808-25DB TL 1100

"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
\$24,000.00.

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 February, 1997.

LOST RIVER LAND AND CATTLE, INC.

BY: Kristine Creed
TITLE: President

BY: Gary Hart
TITLE: Secretary-Treasurer

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 12th day
of February, 1997, by Kristine Creed and
Gary Hart as President and
Secretary-Treasurer of LOST RIVER LAND AND CATTLE, INC, an
Oregon corporation, on behalf of the corporation.

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

