

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046177 Angle of Figure ASPEN TITLE ORDER NO. 46188

AFTER RECORDING RETURN TO: Theodore J. Paddock 817 Main St. Klamath Falls OR

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

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

Lots 7, 8 and 9, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-298C TL 4200

"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:

- 1) 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,
- 2) Trust Deed, including the terms and conditions thereof, dated March 4, 1997 and recorded March 10, 1997 in Book M-97, Page 6870, Microfilm Records, Klamath County, Oregon, which Trust Deed the Grantee herein agrees to assume and pay according to the terms and conditions contained therein.,

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 equitable exchange.

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 April, 1997.

LOST RIVER LAND AND CATTLE, INC., an Oregon Corporation

OMATINE.

STATE OF OREGON, County of Klamath)ss

The foregoing instrument was acknowledged before me this 18th day of April, 1997, by SACHART and Aristine Greed as Scortfary Miasuris and respectively, of Lost River Land and Cattle, Inc., an Oregon Corporation, on behalf of the corporation.

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Strain by the Not well and 11050 OFFICIAL SEAL CAROLE A. LENDS NOTARY PUBLIC-ORESON WARRANTY DEED COMPASSION NO 056796 PAGE 2 Before me Notary Public for Oregon My commission expires: March 22, 2001 AUGUST 15, 2000

STATE OF OREGON: COUNTY OF KLAMATH:

Aspen Title & Escrow the 18th

A.D., 1997 at 3:54 o'clock P. M., and duly recorded in Vol. M97 Filed for record at request of __ April Deeds on Page 11896 Bernetha G. Letsch, County Clerk \$35.00 Kattlien Kingel FEE

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