

97 MAY 30 P1.08

STATUTORY SPECIAL WARRANTY DEED

ANN S. FAIRCLO, Grantor, conveys and specially warrants to ANN S. FAIRCLO, INITIAL TRUSTEE OF THE ANN S. FAIRCLO TRUST DATED May 19, 1995, Grantee, the following described real property in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See Attached Exhibit "A."

SUBJECT TO reservations, liens, and restrictions of record, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is \$1.00.

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

No change.

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.

Dated this 19 day of May, 1995.

x Ann S. Fairclo

STATE OF OREGON

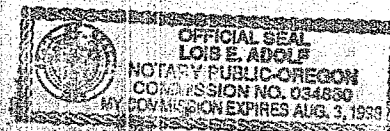
County of Klamath

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} ss.

The foregoing instrument was acknowledged before me this 19th day of May, 1995, by ANN S. FAIRCLO.

Lois E. Adolf
Notary Public for Oregon

My Commission expires:



Richard Fairclid
ATTORNEY AT LAW
2810 MAIN STREET
KLAMATH FALLS, OREGON 97601

All my undivided interest in the following described real property in Klamath County, Oregon:

Property situate in Klamath County, Oregon, commonly referred to as the Commercial property, and consisting of approximately 23.43 acres, and more particularly described as follows:

Beginning at the section corner common to Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Section 31, Township 39 South, Range 10 East of the Willamette Meridian, and Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence Southerly along the section line to the North line of the C-5 Irrigation Canal; thence Westerly along said North line of the C-5 Irrigation canal, 810.00 feet to a point; thence North to the Section line in common to said Section 1 and Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence Easterly along said Section line to the point of beginning.

Also:

In Klamath County, Oregon:

A portion of the NE 1/4 of Sec. 1, Twp. 40 So., Range 9 E.W.M., more particularly described as follows:

Commencing at the Northeast corner of Section 1 Twp. 40 So., Range 9 E.W.M.; thence N89°48'49"W, along the north boundary of Section 1 a distance of 815.50 feet; thence south 635.0 feet to the true point of beginning; thence south 151 feet; thence west 22 feet; thence north 280 feet; thence west, 172 feet; thence north 71 feet; thence east 194 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclough the 30th day of May A.D. 19 97 at 1:08 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 16568.

FEE \$35.00

By Bernetha G. Letch, County Clerk