

RETURN TO: ANDREW C. BRANDSNESS 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO:	CLERK'S STAMP:
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MTC 42002

-WARRANTY DEED-

Lost River Land and Cattle, Inc., Grantor, conveys and warrants to Robert W. Creed, Grantee, the Grantors undivided one-half interest in the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 1, 2 and 3, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM a strip of land one foot in width along the Westerly side of Lot 3, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said lot line, 1.00 foot; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.

CODE 1 MAP 3809-29BC TL 3800

SUBJECT TO AND EXCEPTING:

1. Reservations and Restrictions contained in deed recorded November 21, 1927, in Vol 70, pages 490 and 494, deed records of Klamath County, Oregon.
2. Grant of Right of Way, dated October 30, 1959, recorded January 8, 1960 Vol. 318, page 215 deed records of Klamath County, Oregon.
3. Trust Deed dated December 18, 1996, wherein Lost River Land and Cattle, Inc., is Grantor, Aspen Title & Escrow, Inc, is Trustee, and Kenneth D. Hawkins is Beneficiary, recorded December 27, 1996, in Volume M96, Page 40053, records of Klamath County, Oregon, securing the payment of the sum of \$49,520.

The true and actual consideration for this transfer is transfer of assets and assumption of liability.

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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.

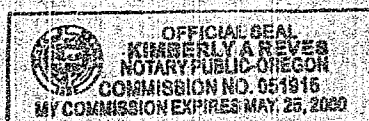
DATED this 11th day of July, 1997.

Lost River Land and Cattle, Inc.

By *Gary Hart*
Gary Hart, Sec- Treas.

STATE OF OREGON)
) ss. July 11, 1997
County of Klamath)

Personally appeared Gary Hart who, being duly sworn, stated he is Secretary-Treasurer of Lost River Land and Cattle, Inc. and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Kimberly A. Reeves
Notary Public for Oregon
My Commission expires: 5/25/2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of July A.D., 19 97 at 9:13 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 22024

FEE \$35.00

By *Bernetha G. Leitch*
Bernetha G. Leitch, County Clerk