

## WARRANTY DEED

MTC 42369 MS

EAST CASCADE PROPERTIES, INC., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell and convey to:  
RICHARD S. FAIRCLO and C. SHARON FAIRCLO, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOTS 4 AND 5 IN BLOCK 21, FIRST ADDITION TO KLAMATH FALLS, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON; EXCEPTING THEREFROM THE NORTHWESTERLY 47 FEET OF  
LOT 4.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 280 MAIN STREET, KLAMATH FALLS, OR 97601

Dated this 2nd day of September, 1997.

EAST CASCADE PROPERTIES, INC.

BY Duane Smith PRESIDENT  
DUANE SMITH

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on September 2, 1997

by Duane Smith

as President

of East Cascade Properties, Inc.

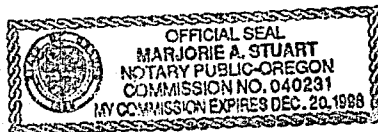
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT42369-MS

Return to:

RICHARD S. FAIRCLO  
280 MAIN STREET  
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day  
of Sept. A.D., 19 97 at 3:50 o'clock P. M., and duly recorded in Vol. 1997  
of Deeds on Page 28786

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosal