

45264

MTC 42203-KA
WARRANTY DEEDVol. 2997 Page 30228

WORLD IMPACT, INC., a California Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
MARIETTA J. MCCONNELL,
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:

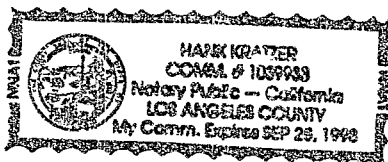
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 16974 CAGLE RD., LA PINE, OR 97739

Dated this 26th day of August, 1997



World Impact, Inc.
WORLD IMPACT, INC.

BY: Don Allsman
DON ALLSMAN

AUTHORIZED AGENT

STATE OF CA, County of Los Angeles) ss.

This instrument was acknowledged before me on Aug 26, 1997

by Don Allsman

as authorized agent

of World Impact

Notary Public for California

My commission expires 10/28/98

ESCROW NO. MT42203-KA

Return to:

MARIETTA J. MCCONNELL
16974 CAGLE RD.
LA PINE, OR 97739

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more specifically known as the Southerly 400 feet of that portion of the NE1/4 SW1/4 lying Northwesterly of the Klamath Northern Railroad right of way. AND ALSO INCLUDING that portion of the SE1/4 SW1/4 lying Northwesterly of the Klamath Northern Railroad right-of-way.

SAVING AND EXCEPTING THEREFROM the following parcels:

Parcel No. 1: Any portion thereof conveyed for railroad right-of-way; and also

Parcel No. 2: Beginning at the intersection of the South line of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, with the West line of the Gilchrist Railroad; thence West along said South line a distance of 1000 feet to a point; thence North at right angles to said South line a distance of 200 feet to a point; thence East parallel to said South line, and at a distance 200 feet therefrom, a distance of 1,170 feet, more or less, to a point on the Westerly line of said railroad; thence Southwesterly along said Westerly right of way line a distance of 240 feet, more or less, to the point of beginning; and also

Parcel No. 3: Beginning at the South quarter corner of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 17' 00" West, 1,407.87 feet along the South line of Section 36 to the Westerly right of way of the Klamath Northern Railroad; thence North 39 degrees 40' 16" East, 257.19 feet along the Westerly right of way of aforesaid railroad to the true point of beginning; thence North 89 degrees 17' 00" West, 615.00 feet; thence North 0 degrees 42' 00" East, 295.00 feet; thence South 89 degrees 17' 00" East, 853.50 feet to the Westerly right of way of said railroad; thence South 39 degrees 40' 16" West, 379.35 feet along said right of way to the true point of beginning; and also

Parcel No. 4: A 60 foot right of way along the Northerly boundary of above described property from the Klamath Northern Railroad right of way Westerly to the NW1/4 SW1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, to provide roadway ingress, egress and for the installation and maintenance of public or private utilities to said appurtenant properties lying in the NW1/4 SW1/4 and NE1/4 SW1/4 and SW1/4 SW1/4 of said Section 36.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of Sept. A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. 1497
of Deeds on Page 30228.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross