

46576
After recording return to:
A.F.A., INC.
301 S. OLD STAGE ROAD
MT. SHASTA, CA 96057

97 05 -

TITLE ORDER NO: 46017
KEY ESCROW NO: 37-32655

Vol. 1997 Page 33059

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MODOC POINT PROPERTIES, a Joint Venture Partnership Grantor,
conveys and warrants to:

A.F.A., INC., Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No.

Map No: 3607-A15CD, TL 900

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 consideration for this conveyance is \$105,667.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 22nd day of September, 1997.

GRANTOR(S):

MODOC POINT PROPERTIES

BY: Wayne Zillner
WAYNE ZILLNER, PARTNER

BY: Fred Lewis
FRED LEWIS, PARTNER

BY: John Tom Bradley
JOHN TOM BRADLEY, PARTNER

DATED THIS 22ND DAY OF SEPTEMBER 1997
STATE OF COLORADO, BOULDER COUNTY

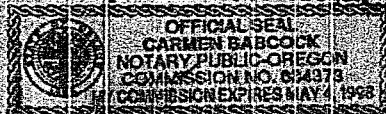
Lina M. Thorne

My Commission Expires: 09/08/2001
600 Lookout Road
Boulder, CO 80301

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 29, 1997,
by MODOC POINT PROPERTIES, John Tom Bradley

Notary Public for Oregon



My commission expires: 5/4/98

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

33060

State of California

County of Siskiyou

On 10-1-97

Date

before me,

Denise Hopkins - Notary Public

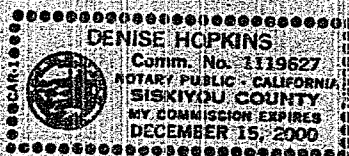
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Fred Lewis

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Denise Hopkins
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warrant Deed - Statutory Form

Document Date: 10-1-97

Number of Pages: 1

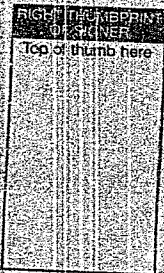
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Fred Lewis

- ☒ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____



EXHIBIT "A"

Government Lot 30, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTIONS:

1. 1997-98 taxes, a lien not yet payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Conditions and Restrictions in Deed:
Recorded: February 9, 1959
Book: 309
Page: 485
4. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of Upper Klamath Lake and public rights of fishing and recreation in and to the shoreline of said river.
5. All matters arising from any shifting in the course of Upper Klamath Lake, including but not limited to accretion, reliction and avulsion.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of October A.D. 19 97 at 3:17 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 33059

FEE \$40.00

By Bernetha G. Leisch, County Clerk
Karlson K. Ross