



97 OCT 28 AM 15

STATUTORY WARRANTY DEED

SESSLER METALS, INC. _____, Grantor,
conveys and warrants to MCX, INC. _____, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
A PACEL OF LAND SITUATED IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE
WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1 OF LAND PARTITION 43-97, FILED OCTOBER 8, 1997, IN KLAMATH
COUNTY, OREGON.

TOGETHER WITH AN EASEMENT DATED AUGUST 28, 1997, RECORDED SEPTEMBER
10, 1997, IN VOLUME M97 PAGE 29569, DEED RECORDS OF KLAMATH COUNTY, OREGON AND
AN EASEMENT, DATED AUGUST 28, 1997, RECORDED SEPTEMBER 11, 1997, IN VOLUME M97
PAGE 29720, DEED RECORDS OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage. ***

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 \$ 152,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of October 19 97

SESSLER METALS, INC. _____

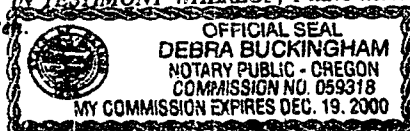
Charles S. Kujaewski, Pres. _____

STATE OF OREGON
County of KLAMATH } ss.

On this 16 day of October, 1997, before me appeared CHARLES S. KUJAWSKI
and _____ both to me personally

known, who being duly sworn, did say that he, the said CHARLES S. KUJAWSKI
is the PRESIDENT President, and he, the said _____
is the _____ Secretary of SESSLER METALS, INC.
the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and
that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and
CHARLES S. KUJAWSKI and _____ acknowledge
said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Debra Buckingham _____
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-50836
Escrow No. K50836D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MCX, INC.
1315 OREGON AVENUE
KLAMATH FALLS, OR 97601
Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

MCX, INC.
1315 OREGON AVENUE
KLAMATH FALLS, OR 97601
Name, Address, Zip

35444

***The grantee herein shall make all reasonable efforts to apply for and obtain a license and/or permit from the Oregon State Parks and Recreation department to cross that portion of the property known as the old O. C. & E. Mainline to obtain access to Avalon Street. Only at such time as that access has been denied shall grantee herein and/or their successors or assigns have the benefit of that Easement created in M-97 on page 34720, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 28th day
of October A.D., 19 97 at 10:15 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 35443

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross