

FEB -9 P3:16

K-51940-D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That L.C.H. INVESTMENTS, an estate in fee simple, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by SIERRA DEVELOPMENTS LLC and EDDIE L. WILCHER, as tenants in common, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 28A, 28B, 29A and 29B in Block 7 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, rights of way of record, and those apparent on the land.
Code No. 1 - Account No. 3809-33BC-1900 - Key No. 478165

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,520.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 5th day of February, 1998.

L.C.H. INVESTMENTS

by

by

STATE OF OREGON)

) SS

County of Klamath)

This instrument was acknowledged before me on February 5th, 1998, by Larry C. Heaton, partner of L.C.H. Investments and Harold R. Heaton, as partner of L.C.H. Investments.

Notary Public for Oregon

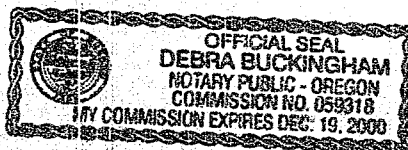
My Commission Expires: 12-19-2000

After recording, return to: & TAXES

SIERRA DEVELOPMENTS, LLC

P.O. BOX 5077

KLAMATH FALLS, OREGON 97601



002 774 5805

STATE OF OREGON, COUNTY OF KIMMEL, ss. I, the undersigned, being a duly qualified Justice of the Peace for and in and for the County of Kimmell, State of Oregon, do hereby certify that the within and foregoing is a true and correct copy of the original thereof as the same appears from the records of said County of Kimmell, State of Oregon, and that the same is a true and correct copy of the original thereof as the same appears from the records of said County of Kimmell, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: 55

Filed for record at request of First American Title
of February A.D., 19 98 at 3:18 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 4100

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose

[illegible]

THE END AND NO MORE

THIS INSTRUMENT WILL NOT BE IN FULL FORCE OR EFFECT UNTIL IT IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. THE RECORDS MAINTAINING THE TITLE TO THE LAND DESCRIBED HEREIN ARE IN THE POSSESSION OF THE COUNTY PLANNING DEPARTMENT OF THE CITY OF LOS ANGELES, AND THE APPLICANT HAS NO OTHER INTEREST IN THE LANDS DESCRIBED HEREIN. ANY VIOLATION OF THE TERMS OF THIS INSTRUMENT SHALL BE A VIOLATION OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE APPLICANT SHALL BE RESPONSIBLE FOR THE SAME.

IN WITNESS WHEREOF, the President has executed this instrument of the date and day first above written.

03 FEBRUARY 1968
U.S. AIR FORCE
BY [Signature]
[Signature]

RECEIVED 10 JAN 1964

County of Milwaukee

NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-31-2003

JAN 1968

