

57816

08 MAY -8 A9 21

Vol. 2197 Page 15498

The Travelers Insurance Company, Grantor
Jefferson Square of Klamath, L.L.C., Grantee

After Recording, Return to, and until a
change is requested, all tax statements
shall be sent to the following address:

Walter Seput
10875 Sprague River Road
Chiloquin, Oregon 97624

11-50498
WARRANTY DEED-STATUTORY FORM

THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation, as Grantor, conveys and warrants to JEFFERSON SQUARE OF KLAMATH, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free of encumbrances, except as specifically set forth on Schedule 1 attached hereto and by reference incorporated herein.

See Legal Description attached hereto as Exhibit A.

The true consideration for this conveyance is Three Million Two Hundred Thousand Dollars (\$3,200,000).

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.

Dated this 24th day of April, 1998.

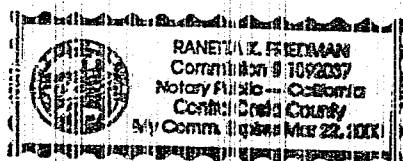
THE TRAVELERS INSURANCE
COMPANY, a Connecticut corporation
By: Its Authorized Signatory

Name: *[Signature]*
Print Name: Gary E. McComb
Title: Vice President

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On April 27, 1995 before me, Ranetta K. Friedman, Notary Public, personally appeared Guy R. McComb, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



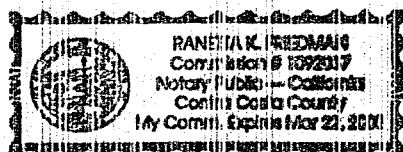
WITNESS my hand and official seal.

Ranetta K. Friedman

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On April 27, 1998 before me, Ranetta K. Friedman, Notary Public, personally appeared Guy R. McConib, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

A handwritten signature in cursive script that reads "Ranetta K. Friedman".

PRO FORMA POLICY

EXHIBIT "A"

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Northwest corner of said Section 3; thence South 00°00'30" East along the Westerly boundary of said Section 3 and the centerline of Washburn Way 917.42 feet to the intersection with the present centerline of South Sixth Street, formerly known as The Dalles-California Highway, recorded bearing South 55°52'30" East, at Engineer's Station 9+17.42 on Washburn Way and Engineer's Station 16+14.87 on South Sixth Street; thence continuing South 00°00'30" East along said West line of Section 3 and the centerline of Washburn Way 48.32 feet to a point on the South boundary of South Sixth Street which is distant 40 feet at right angles from the centerline of South Sixth Street at Engineer's Station 16+41.99; thence South 55°52'30" East parallel to said centerline 463.02 feet to the true point of beginning of this description; thence from said true point of beginning continuing South 55°52'30" East 794.98 feet; thence at right angles South 34°07'30" West 204.00 feet; thence South 55°52'30" East parallel to South Sixth Street 145.00 feet; thence at right angles South 34°07'30" West 183.80 feet to the Northerly right of way line of Oregon, California and Eastern Railroad; thence North 86°57'30" West along said line 982.11 feet to a point on the Easterly right of way line of Washburn Way which is 40.00 feet Easterly of the centerline of said Washburn Way; thence North 00°00'30" West along said right of way line 503.30 feet; thence South 55°52'30" East 306.22 feet; thence North 34°07'30" East 160.00 feet to the true point of beginning.

PARCEL 2:

Easement as disclosed in Reciprocal Easement and Maintenance Agreement, recorded December 8, 1995, in Volume M95 page 33582, Deed Records of Klamath County, Oregon.

SCHEDULE 1

15502

1. A lien for general and special county (and city) taxes payable for the fiscal year July 1, 1997 to June 30, 1998.
2. The rights of parties in possession of the Property under any unrecorded lease or month-to-month tenancy rental agreement.
3. Any facts, rights, interests or claims which a survey or visible inspection of the Property would disclose.
4. Any facts, rights, interests or claims arising under any recorded instrument affecting the Property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 8th day
of May A.D., 19 98 at 9:21 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 15498

FEE \$50.00

By Kathleen G. Leisch County Clerk