

RETURN TO: BRANDSNESS, BRANDSNESS & RUDD, P.C. 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO: CAMPUS INVESTMENTS, LLC PO BOX 223 KLAMATH FALLS OR 97601	CLERK'S STAMP:
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-WARRANTY DEED-

Campus Square Company, a Partnership, Grantor, conveys and warrants to Campus Investments, LLC, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 1, 2 and 3, Block 2, RSPLAT NO. 1 OF SUNNYSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Block 2 of "Replat No. 1 of Sunnyside Addition" to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Westerly corner of said Block 2; thence North 48 degrees 47' East along the South right of way line of Shallock Avenue, 190.00 feet; thence leaving said right of way line South 32 degrees 49' East parallel to Dahlia Street 80.00 feet; thence South 48 degrees 47' West parallel to said right of way line of Shallock Avenue, 190.00 feet to a 1/2 inch iron pin on the Easterly right of way line of said Dahlia Street; thence North 32 degrees, 49' West along said right of way line of Dahlia Street, 80.00 feet to the point of beginning.

SUBJECT TO AND EXCEPTING: See Exhibit "A" attached hereto.

The true and actual consideration for this transfer is \$1,500,000.00.

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.

Dated this 5th day of May, 1999.

Campus Square Company, a Partnership

By Patricia R. Holman

Patricia R. Holman, Trustee of the
Henry T. Holman Trust

Campus Square Company, a Partnership

By Patricia R. Holman

Patricia R. Holman, Trustee of the
Patricia R. Holman Trust

STATE OF OREGON)

County of Klamath)

ss.

5/5

, 1999.

Personally appeared the above-named Patricia R. Holman and acknowledged the foregoing instrument to be her voluntary act. Before me:

**Trustee of the Henry T. Holman Trust
and as Trustee of the Patricia R.
Holman Trust, General Partners of
CAMPUS SQUARE COMPANY, a Partnership

Christine L. Redd
Notary Public for Oregon

My Commission expires: 11/16/99



EXHIBIT "A" TO WARRANTY DEED

1. Covenants, conditions and restrictions as shown on the recorded Plat.
2. Taxes or assessments, pro rated from the date of closing and those which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. An easement created by instrument, subject to the terms and provisions thereof,
Dated: November 28, 1977
Recorded: February 2, 1978
Volume: M78, page 2045, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: 10 foot side underground electrical circuit
4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 22, 1979
Recorded: September 19, 1979
Volume: M79, page 22273, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Underground electrical circuit
5. An easement created by instrument, subject to the terms and provisions thereof,
Dated: December 24, 1980
Recorded: December 24, 1980
Volume: M80, page 24969, Microfilm Records of Klamath County, Oregon
In favor of: First National bank of Oregon, a national Banking Association
For: Parking and ingress and egress
6. Unrecorded leases and tenancies, if any.
7. Assignment of Real Property, Lease by Tenant and Consent of Landlord, subject to the terms and provisions thereof,
Dated: September 5, 1991
Recorded: December 24, 1991
Volume: M91, page 26798, Microfilm Records of Klamath County, Oregon
By and between: Campus Square Company and Campus Drug, Inc.

8. Landlord's Consent, subject to the terms and provisions thereof,

Recorded: June 26, 1997

Volume: M97, page 19903, Microfilm Records of Klamath County, Oregon

Borrower: Cheryl A. Britton

Landlord: Campus Square Company

9. Lease, subject to the terms and provisions thereof,

Dated: October 12, 1995

Recorded May 26, 1998

Volume: M98, page 17547, Microfilm Records of Klamath County, Oregon

Affects 2218 Shallock Avenue

Lease Duration: August 31, 2000

Lessor: Henry T. Holman, Patricia R. Holman and Bekins Trust dba Campus Square Company

Lessee: A. Ron Bryant and Sonja Bryant dba Campus Drug

State of Oregon, County of Klamath

Recorded May 6, 1999, at 3:32 PM

at the referenced page, Vol. M99.

Linda Smith, County Clerk

Fee \$40 -

Linda Smith