

1999 JUL 27 PM 3:36

WARRANTY DEED

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TDJ HOLDINGS, LTD., A BRITISH COLUMBIA COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

HENRY HUBSCHER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The W1/2 SE1/4 SE1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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 and actual consideration for this conveyance is \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5304 PARKER AVENUE, VICTORIA, B.C. CANADA V8Y 2M9,

Dated this 28 day of June, 1999.

TDJ HOLDINGS, LTD.

BY: JAMES ALBERT HARTSHORNE PRESIDENT

BY: DARRELL RUSSELL BROWN SECRETARY

PROVINCE STATE OF BRITISH COLUMBIA CITY of VICTORIA ss.

This instrument was acknowledged before me on June 28th, 1999

by Jim Hartshorne

as President

of TDJ Holdings Ltd

and by Darrell R Brown, Secretary, TDJ Holdings Ltd.

Notary Public of BRITISH COLUMBIA

My commission expires

ESCROW NO. M48143-KR

Return to:

HENRY HUBSCHER

5304 PARKER AVENUE

VICTORIA, B.C. CANADA V8Y 2M9,

State of Oregon, County of Klamath
Recorded 7/27/99, at 3:36 p.m.
in Vol. M99 Page 29963
Linda Smith,
County Clerk Fee \$30-AR