

2000 SEP -1 AM 11:30

WARRANTY DEED

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AMT 51383LB

HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, TRUSTEES OF THE CALDWELL FAMILY TRUST DATED JANUARY 5, 1996, OR THEIR SUCCESSORS IN TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LITHIA REAL ESTATE, INC., AN OREGON CORPORATION, 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:

Lot 2 in Block 5 of TRACT 1080-WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT3909003CB01100

KEY #527335

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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: Lithia Real Estate Inc., 360 E. Jackson, Medford, OR 97501

Dated this 1st day of September, 2000.

**of the Caldwell Family
Trust Dated January 5, 1996
or their successors in trust

Henry J. Caldwell Jr., Trustee **
Deborah L. Caldwell, Trustee **

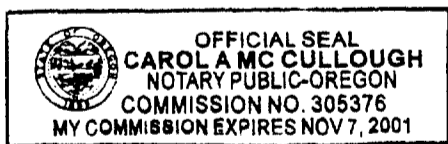
STATE OF Oregon

EX. September 1, 2000

COUNTY OF Klamath

Personally appeared the above named Henry J. Caldwell, Jr. trustee
and Deborah L. Caldwell, trustee

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Carol A. McCullough
Notary Public for Oregon
My commission expires 11/7/01

ESCROW NO. MT51383-LB

Return to:

Lithia Real Estate Inc.
360 E. Jackson
Medford, OR 97501

State of Oregon, County of Klamath
Recorded 09/01/00, at 11:30 a.m.
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Linda Smith,
County Clerk Fee\$ 21.00