

'01 JUL 10 PM3:14

MTL 54296-KR
WARRANTY DEED

Vol M01 Page 33485

CHARMAINE I. EDWARDS and GORDON HEVERN and LILY HEVERN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ORANGE COUNTY ACCOMODATORS, INC., A CALIFORNIA 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
101375 4110-00800-00700

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 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 24012 CALLE DE LA PLATA #410, LAGUNA HILLS, CA 92653

Dated this 10th day of July, 2001.

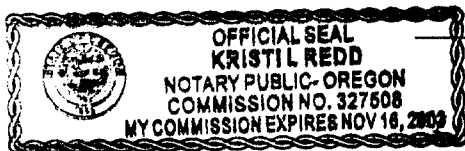
Charmaigne Edwards
CHARMAINE I. EDWARDS

Gordon Hevern
GORDON HEVERN

Lily Hevern
LILY HEVERN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 10, 2001 by
CHARMAINE I. EDWARDS, GORDON HEVERN AND LILY HEVERN.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT54296-KR

Return to:

ORANGE COUNTY ACCOMODATORS, INC., A CALIFORNIA CORPORATION
24012 CALLE DE LA PLATA #410
LAGUNA HILLS, CA 92653

33486

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SE1/4 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 8, as marked by a 5/8" iron pin; thence North 89 degrees 45' 04" West, along the South line of said Section 8, 774.90 feet; thence North 00 degrees 14' 56" East 30.00 feet to a point on the Northerly right of way line of Lower Klamath Road; thence North 32 degrees 28' 38" East 27.40 feet to a point 1 foot Northwesterly of an existing fence line; thence along a line 1 foot Northwesterly of said fence line, North 41 degrees 09' 50" East 28.19 feet, North 51 degrees 32' 46" East 63.12 feet, North 53 degrees 04' 23" East 191.71 feet, North 50 degrees 07' 36" East 268.88 feet, North 45 degrees 27' 10" East 167.78 feet, North 41 degrees 49' 20" East 89.91 feet, along the arc of a curve to the left (Radius = 500.00 feet and Central angle = 29 degrees 02' 58") 253.50 feet, North 12 degrees 46' 22" East 36.94 feet, and North 08 degrees 40' 58" East 70.25 feet, thence along an existing fence South 88 degrees 36' 12" East 17 feet, more or less, to a point on the East line of said Section 8; thence Southerly, along said East line, 917.14 feet to the point of beginning.

SAVING AND EXCEPTING ANY PORTION within the right of way of Lower Klamath Lake Road.

State of Oregon, County of Klamath

Recorded 07/10/01 at 3:14 p. m.

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Linda Smith,

County Clerk Fee\$ 26⁰⁰