

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that CRATER LAKE RESORT, INC., an Oregon Corporation, hereinafter known as Grantor, for the consideration hereinafter stated, has bargained and sold, and by these presents does grant, bargain, sell and convey unto ~~JAMES S.~~ JIM HAMILTON and ILA/HAMILTON, husband and wife, hereinafter known as Grantee, the following described premises, situated in Klamath County, Oregon, to-wit:

Parcel 1 of Minor Land Partition 39-90, situated in the West 1/2 of the West 1/2 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Real property taxes for the year 1998-99 which are a lien but yet due and payable. Rights of way of record and those apparent on the land.

Account No. 3307-V2600-00600 - Key No. R76287 - Code No. 008

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$325,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that it is the owner in fee simple of said premises; that they are free from all encumbrances, except those set forth above, and that it will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of ~~October~~ September, 1998.

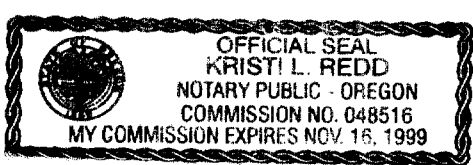
CRATER LAKE RESORT, INC.,
an Oregon Corporation

Evan Thompson
President

Ingrid Thompson
Secretary

STATE OF OREGON)
County of) SS

This instrument was acknowledged before me on September 30, 1998, by Evan Thompson as President and Ingrid Thompson as Secretary of Crater Lake Resort, Inc., an Oregon Corporation.



Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/99

After recording return to: James & Ila Hamilton
P. O. Box 457
Fort Klamath, OR 97626