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17-2-34-S-4

MAY 19 1992 1763



9227341

CT TITLE NO. 188976
ESCROW NO. EU92-2839
TAX ACCT. NO. 1428182

WARRANTY DEED -- STATUTORY FORM

JOHN J. BINGHAM and MARY JUNE BINGHAM, husband and wife, Grantor,
conveys and warrants to

HOWARD KANENGISER, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Beginning at a point on the South boundary of the McKenzie Highway 3456 feet East of the Northwest corner of Stephen Gager Donation Land Claim No. 45, Notification No. 7079, and 550.84 feet South of the Northwest corner of said Claim in Township 17 South, Range 2 West of the Willamette Meridian; thence West 204.0 feet; thence South 660.0 feet; thence East 204.0 feet; thence North 660.0 feet to the Point of Beginning, in Lane County, Oregon.

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.

Encumbrances:

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION LYING IN THE MCKENZIE HIGHWAY ON THE NORTH AND COUNTY ROAD NO. 452 ON THE WEST, TRANSMISSION LINE EASEMENT, SLOPE AND HIGHWAY CONSTRUCTION PERMITS, SLOPE EASEMENT, EASEMENTS FOR SANITARY SEWER, AND UTILITY EASEMENT OF RECORD.

The true consideration for this conveyance is \$65,000.00 (Here comply with the requirements of ORS 93.030*).
8958MAY.19'92H04REC 5.00
8958MAY.19'92H04PFUND 10.00
8958MAY.19'92H04A&T FUND 20.00

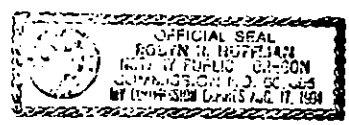
Dated this 20 day of April, 1992.

John J. Bingham
JOHN J. BINGHAM
Mary June Bingham
MARY JUNE BINGHAM

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on April 20, 1992, by JOHN J. BINGHAM and MARY JUNE BINGHAM

John J. Bingham
Notary Public for Oregon
My commission expires: 9-17-94
JOHN J. BINGHAM



Until a change is requested all tax statements shall be sent to the following address:
*** SAME AS GRANTEE ***

OR
GRANTOR'S NAME AND ADDRESS

HOWARD KANENGISER
771 ALMA REAL DR. SUITE 210
PACIFIC PALISADES, CA 90272
GRANTEE'S NAME AND ADDRESS

After recording return to:
1075 OAK STREET
EUGENE, OR 97401