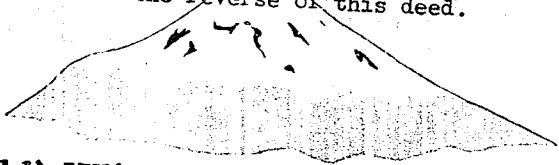


61656

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN L. VICK & TERRI M. VICK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY E. TUBBE and RAMONA L. TUBBE, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See legal description as it appears on the reverse of this deed.



MOUNTAIN TITLE COMPANY

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, and that 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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). If the sentence between the symbols is not applicable, should be deleted. See ORS 33.030.~~ In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 21st day of May, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Stephen L. Vick
Stephen L. Vick

Terri M. Vick
Terri M. Vick

STATE OF OREGON,)
County of Klamath) ss.
5/21, 1986

STATE OF OREGON, County of _____) ss.
_____, 19____

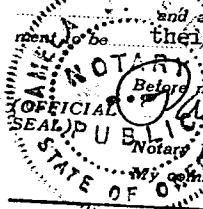
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named Stephen L. Vick & Terri M. Vick and acknowledged the foregoing instrument to be their voluntary act and deed. Camela J. Spence
Notary Public for Oregon
My commission expires: 8/16/88



Stephen L. & Terri M. Vick

GRANTOR'S NAME AND ADDRESS
Jeffrey E. Tubbe & Ramona L. Tubbe
5526 Avalon
Klamath Falls, OR 97601

GRANTEE
After recording return to:

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.

GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____

SPACE RESERVED FOR RECORDER'S USE

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

1. 8818

A tract of land situated in Lot 11 of Altamont Small Farms, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point that is North 100 feet from the Southeast corner of Lot 11, said point being on the East line of said Lot 11; thence continuing North along the said East line, 100 feet; thence West 350 feet parallel to the South line of said Lot; thence South parallel to the East line of said Lot, 100 feet; thence East parallel to the South line of said Lot, 350 feet to the point of beginning.

SUBJECT TO:

1. Reservation contained in Deed from Clarence R. James and Veatrice James dated January 14, 1937 and recorded February 8, 1937 in Volume 108, page 104, Deed Records of Klamath County, Oregon, as follows:

"The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property line of the above described property."

2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 29, 1978

Recorded: September 29, 1978

Volume: M78, page 21783, Microfilm Records of Klamath County, Oregon

Amount: \$26,000.00

Mortgagor: Milborn J. Mickle and Ruth M. Mickle, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M98201)

The grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
of May A.D., 19 86 at 10:21 o'clock A.M., and duly recorded in Vol. M86
of Deeds on Page 8817

FEE \$14.00

Evelyn Biehn,
By

County Clerk

[Signature]