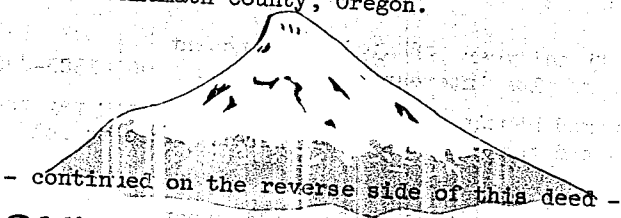


KNOW ALL MEN BY THESE PRESENTS, That EDWARD D. JOLLY, A. STANLEY JOLLY, MARGARET R. BRANDON, EVELYN F. HANEGAN, and ERNEST W. JOLLY, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. KELLER and LENA R. KELLER, husband and wife, hereinafter called 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:

Tract 10, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 stated on the reverse side of this deed and those 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 \$ 30,000.00

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 30th 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.

See the reverse side of this deed for signatures

STATE OF OREGON, } ss.
County of _____
Personally appeared the above named _____

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 acknowledged the foregoing instrument to be _____ voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

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)

Edward D. Jolly et al

GRANTOR'S NAME AND ADDRESS
Richard A. Keller & Lena R. Keller
640-A Avenue P.O. Box 1634
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS 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____, 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

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable.
Amount: \$666.08, plus interest Account No.: 3909-15CB-800 Key No. 579252
The Grantee named herein does not agree to assume nor pay the above described property taxes and the Grantors named herein agree to hold the Grantees harmless therefrom.
2. Taxes for the fiscal year 1984-1985, delinquent.
Amount: \$566.42, plus interest Account No.: 3909-15CB-800 Key No.: 579252
The Grantees named herein do not agree to assume nor pay the above described property taxes and the Grantors named herein agree to hold the Grantees harmless therefrom.
3. Taxes for the fiscal year 1983-1984, delinquent.
Amount: \$443.47, plus interest Account No.: 3909-15CB-800 Key No.: 579252
The Grantees named herein do not agree to assume nor pay the above described property taxes and the Grantors named herein agree to hold the Grantees harmless therefrom.
4. Reservations and restrictions as contained in deed from F. L. & Elsie Weaver to Edgar & Evelyn Wilcher, dated August 1, 1940, and recorded in Book 131, page 89, Deed Records of Klamath County, Oregon.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Water Users Association.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Edward D. Jolly
EDWARD D. JOLLY
Edward D. Jolly, attorney in fact
for Margaret R. Brandon.
EDWARD D. JOLLY as attorney-in-fact
for MARGARET R. BRANDON
Edward D. Jolly, attorney in fact
for Ernest W. Jolly
EDWARD D. JOLLY as attorney-in-fact
for ERNEST W. JOLLY

Edward D. Jolly, attorney in fact
for A. Stanley Jolly
EDWARD D. JOLLY as attorney-in-fact
for A. STANLEY JOLLY
Edward D. Jolly, attorney in fact
for Evelyn P. Hanegan
EDWARD D. JOLLY as attorney-in-fact
for EVELYN P. HANEGAN

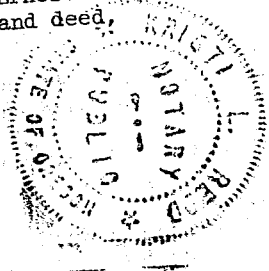
STATE OF OREGON)
County of Klamath)

ss.

May 30, 1986

Personally appeared the above named EDWARD D. JOLLY for himself and as attorney-in-fact for A. Stanley Jolly, Margaret, R. Brandon, Evelyn P. Hanegan, and Ernest W. Jolly and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/87

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 30th day
of May A.D., 19 86 at 4:04 o'clock P M., and duly recorded in Vol. M86,
of _____ Deeds on Page 9418
By Evelyn Biehn, County Clerk
[Signature]

FEE \$14.00