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TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Page 8643

ELLEN DEAN HYDER and JERALDINE L. HYDER, husband and wife
 convey to ELY EUGENE TROUBRIDGE and GLORIA A. TROUBRIDGE, husband and wife
 County of Elk State of Oregon, described as:

A portion of the NW 1/4 of the NW 1/4 of Section 7, Township 31 South, Range 8 East of the Willamette Meridian, in the County of Elk, State of Oregon, more particularly described as follows:
 The Northwest, EXCEPTING therefrom the westerly 30 feet.

"THIS INSTRUMENT WILL NOT AFFECT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN FAVOR OF ANY OTHER PARTY UNLESS THE SAME IS RECORDED WITHIN THE APPROPRIATE CITY OR COUNTY CLERK'S OFFICE."

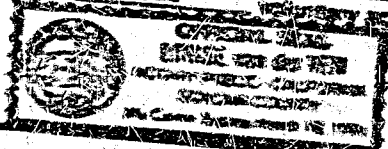
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and certifying that grantor is the owner of the above described property free of all encumbrances except
 SEE ATTACHED EXHIBIT "1"

The true and actual consideration for this transfer is \$ 25,000.00 However, the actual consideration consists of or includes other property or value given or promised which is the actual consideration (indicate which): (Delete between symbols if not applicable. See OPS 93.130) PROPERTY
 In witnessing this deed and where the content so requires, the singular includes the plural
 IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of May 19 87

CALIFORNIA
 STATE OF OREGON, County of Elk
 On this the 1st day of May 19 87

Personally appeared the above named ELLEN DEAN HYDER and JERALDINE L. HYDER and acknowledged the foregoing instrument to be their voluntary act and deed.



Subscribed and sworn to before me this 1st day of May 19 87
 Notary Public for California
 My Commission Expires: 2-1-88

Ellen Dean & Jeraldine L. Hyder

Ely Eugene and Gloria A. Troubridge

Ely Eugene & Gloria A. Troubridge

Ely Eugene & Gloria A. Troubridge

STATE OF OREGON

County of Elk

I certify that the within instrument was received for record on the 1st day of May 19 87

at Elk Oregon, at 11:00 AM, and recorded in Governmental File No. 111-111-111 or as Governmental File No. 111-111-111

Record of Books of said County

Witness my hand and seal of County at Elk

By Notary Public

My Commission Expires 2-1-88

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. As disclosed by the tax roll the premises herein described have been taxed or classified for farm use.
4. Easement, recorded September 1, 1938 in Book 142 at page 617.
5. Subject to an unrecorded fencing agreement as disclosed by instrument recorded August 15, 1948 in Book 143 at page 7416.
6. Certificate of Water Rights, recorded February 6, 1943 in Book 173 at page 1300.
7. Easement, recorded February 9, 1938 in Book 173 at page 1410.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of Agnes Marie Connor on 1948 the 11th day of April A.D. 1948 at 11:12 o'clock A.M. and duly recorded in Vol. 143 at 7416 on Page 1410
 By David M. Miller, County Clerk

FEE \$14.00