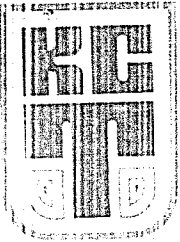


90641

Vol. 7788 Page 13635



STATUTORY WARRANTY DEED (Individual or Corporation)

THOMAS H. HOSKINS AND WENDY E. HOSKINS, husband and wife

Grantor,

conveys and warrants to ***WALTER R. JONES, JR.***

Grantee,

the following described real property in the County of _____ and State of Oregon.

A parcel of land located in the SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1396.34 feet North and 238.71 feet West from the Southeast corner of said Section 19, said point also being the Northeast corner of a parcel of land described in Volume M71 page 7475 Deed records of Klamath County, Oregon; thence West, along the North boundary of said parcel, 223.96 feet; thence North, 429.26 feet to the South boundary of the U.S.B.R. No. 2 drain; thence South 87°56' East, along said drain boundary, 224.11 feet to the Northwest corner of a parcel of land described in Deed Volume 341 page 154; thence South 421.18 feet to the point of beginning.

TOGETHER WITH an easement for access to the above described property over a strip of land 60.0 feet in width, the centerline of which is described as follows: Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and running thence East 903.42 feet to the West right of way of the Country road known as Reeder Road.

This property is free of liens and encumbrances, EXCEPT:

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$ 12,100.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of August 19 88 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

THOMAS H. HOSKINS
THOMAS H. HOSKINS

Wendy E. Hoskins
WENDY E. HOSKINS

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 23rd day of August 19 88
by Thomas H. Hoskins &
Wendy E. Hoskins

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-88

Notary Public for Oregon
My commission expires:

After recording return to:

Walter R. Jones, Jr.
119 Malmstrom Dr.
Great Falls, MT 59405
NAME, ADDRESS, ZIP

Until a change is requested all tax state fees shall be sent to the following address:

Walter R. Jones, Jr.
119 Malmstrom Dr.
Great Falls, MT 59405

THIS SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Taxes for 1988-89 are now a lien but not yet payable.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Klamath Irrigation District.
4. Acceptance of terms and conditions of the Reclamation Extension Act, recorded in Volume 42 page 572 and page 639.
5. Trust Deed, including the terms and provisions thereof, dated November 16, 1982 and recorded December 14, 1982 in Volume M82, page 17766 Mortgage Records of Klamath County, Oregon in favor of Melvin A. Haxby and Sherry L. Haxby, which Grantees herein agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day
 of Aug. A.D. 19 88 at 3:01 o'clock P.M., and duly recorded in Vol. M88,
 of Deeds on Page 13635.
 Evelyn Biehn
 County Clerk
 By Pauline Mullins

FEE \$13.00