

AFTER RECORDING RETURN TO:
EDWARD G. COLVIN
SHARON L. COLVIN

P.O. Box 537
MALIN, OR. 97632

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JEFFREY V. DEARBORN AND ELIZABETH A. DEARBORN hereinafter called
GRANTOR(S), convey(s) to EDWARD G. COLVIN AND SHARON L. COLVIN,
Husband and Wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

That portion of the SE 1/4 of the SW 1/4 of Section 30, Township
40 South, Range 12 East of the Willamette Meridian, in the
County of Klamath, State of Oregon, lying Southwesterly of the
Malin-Bonanza Highway.

CODE 16 MAP 4012-3000 TL 1000

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2)
Reservation in Patent, including the terms and provisions
thereof recorded January 9, 1930 in Book 88 at Page 466. 3)
Right of way easements, including the terms and provisions
thereof granted to Pacific Power & Light Co., recorded in Book
M-65 at Page 2587, also recorded May 7, 1979 in Book M-79 at
Page 10284 and also recorded November 6, 1979 in Book M-79 at
Page 26129. 4) Trust Deed, including the terms and provisions
thereof showing Jeffrey V. Dearborn and Elizabeth A. Dearborn as
Grantors and Plaza Mortgage, Inc., as the Beneficiary dated
October 22, 1985 and recorded October 30, 1985 in Book M-85 at
Page 17655. The Beneficial interest thereunder was Assigned to
Central Point State Bank and recorded October 30, 1985 in Book
M-85 at page 17659 and the beneficial interest thereunder
further assigned to Goldome Realty Credit, Corp. and recorded
November 4, 1985 in Book M-85 at Page 17938, which Trust Deed
the Grantees herein agree to assume and pay according to the
terms and conditions contained therein. 5) Application to exempt
Mobile Home from registration and titling recorded May 13, 1987
in Book M-87 at Page 8233.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$49,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of January 1990

Jeffrey V. Dearborn
JEFFREY V. DEARBORN

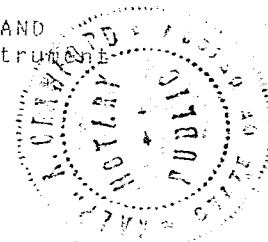
Elizabeth A. Dearborn
ELIZABETH A. DEARBORN
Jeffrey V. Dearborn
attorney in fact

STATE OF OREGON, County of Klamath) ss_

WARRANTY DEED
PAGE 2DATE: JANUARY 22, 1980

Personally appeared the above named JEFFREY V. DEARBORN AND ELIZABETH A. DEARBORN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 4, 1992



STATE OF OREGON,

County of Klamath

} ss.

On this the 22nd day of January, 19 90 personally appeared Jeffrey V. Dearborn who, being duly sworn (or affirmed), did say that he is the attorney in fact for Elizabeth A. Dearborn and that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



ATTORNEY IN FACT ACKNOWLEDGMENT
Form No. 0-13
(Previous Form No. Form 159)

Before me:

[Signature]
Notary Public for Oregon.
My Commission expires MARCH 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day of Jan. A.D., 19 90 at 12:10 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 1733.

FEE \$33.00

Evelyn Biehn, County Clerk

By [Signature]

TITLE & EPCOR INC

10009