

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 33637
ESCROW NO. 27-21968
TAX ACCT. NO. 131850
MAP #

GRANTEE'S NAME AND ADDRESS:

LOREN L. FLEMING
10765 NW JACKSON QUARRY RD.
HILLSBORO, OR 97124

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GREGORY A. HESS, SR. and ELIZABETH D. HESS Grantor,

conveys and warrants to:

LOREN L. FLEMING and CONNIE J. FLEMING, husband and wife, as tenants by the
entirety, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: SEE ATTACHED EXHIBIT A

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.900.

The true consideration for this conveyance is \$5,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 22 day of Aug, 1994;

GRANTOR(S):

X Gregory A. Hess
GREGORY A. HESS, SR.

Elizabeth D. Hess
ELIZABETH D. HESS

STATE OF Colorado, County of El Paso) ss.

This instrument was acknowledged before me on 22nd August, 1994,
by GREGORY A. HESS, SR. and ELIZABETH D. HESS.

Robert J. Hines
Notary Public for Colorado Commission expires: 11-28-94

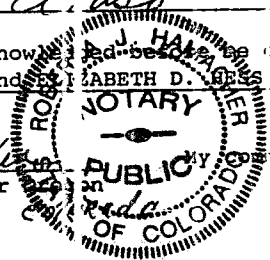


EXHIBIT A

Lot 5, Block 5, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by any public records.
- b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water.

whether or not the matters excepted under (a), (b), or (c) are shown by public record

5. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.
Account No: 2309-024A(101300) Key No: 131850
Code No: 112

7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of River Pine Estates Special Road District.

8. Access restrictions and other terms and provisions as contained in Deeds to the State of Oregon, by and through its State Highway Commission, recorded June 20, 1952 in Volume 255, page 329, Deed Records of Klamath County, Oregon, and recorded in Volume 257, page 539, Deed Records of Klamath County, Oregon.

9. Right of Way Easement, subject to the terms and provisions thereof;
Dated: August 15, 1952
Recorded: January 2, 1953
Volume: 258, page 425, Deed Records of Klamath County, Oregon
In Favor of: Midstate Electric Cooperative, Inc.
Affects: Electric transmission and distribution lines and appurtenances

10. Reservations, building and use restrictions, subject to the terms and provisions thereof, dated July 14, 1965, recorded July 14, 1965 in Volume 363, page 180, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title Co the 26th day
of Aug A.D. 1994 at 3:41 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 26856.

Evelyn Biehn County Clerk

By Seamus M. Sullivan

FEE \$35.00