

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND J. DRISCOLL, INC, grantor, A corporation duly organized and existing under the laws of the State of OREGON, in consideration of TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) to it paid by DONALD DAVIS,; grantee, does hereby grant, bargain, sell and convey to said Grantee(s), their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the county of KLAMATH, and State of OR, bounded and described as follows, to-wit:

Parcel 1 of Land Partition No. 57-94 filed January 9, 1995 in records of the Klamath County Clerk, Klamath County, Oregon, located in the SW1/4 SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

To have and to Hold the above described and granted premises unto the said Grantees, their heirs and assigns forever.

And the grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances,

SUBJECT TO:

THOSE ITEMS AS SET FORTH ON THE REVERSE HEREOF.

and that it will and its successors shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

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 30.930.

Done by order of the Board of Directors of said
RAYMOND J. DRISCOLL, INC

this 23rd day of January, 1995

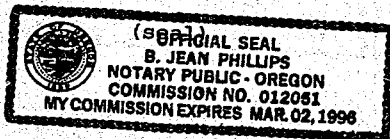
By Raymond J. Driscoll
President Raymond J. Driscoll, Sr.

By _____
Secretary

STATE OF OREGON)

County of Klamath) ss.

The foregoing instrument was acknowledged before me this January, 1995, by RAYMOND J. DRISCOLL, president, and Secretary of RAYMOND J. DRISCOLL, INC, a OREGON corporation, on behalf of the corporation.



B. Jean Phillips
Notary Public for Oregon
My commission expires: 3-2-96

Until a change is requested,
send all tax statements to:
Donald Davis

P.O. Box 1071
Talent OR 97540
Return document to:
Crater Title Ins. Co.
300 W. Main Street
Medford OR 97501

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of roads or highways.
2. Right of way for Klamath Agency Farm Irrigation Canal, including the terms and provisions thereof, as set out in instrument executed by the United States National Bank of Portland, intrust for the remaining members of the Klamath Tribe and approved by Conrad D. Shelland, Jr., recorded May 24, 1960 in Volume 321 page 379, Deed records of Klamath County, Oregon. Said right of way is further defined in document recorded April 1, 1960 in Volume 321 page 113, Deed records of Klamath County, Oregon. Said right of way is further confirmed by documents, recorded November 11, 1960 in Volume 325 page 385, Deed records of Klamath County, Oregon.
3. Reservation and restriction in Deed from United States of America to Paul Wilson, et al., dated November 15, 1960, recorded November 29, 1960 in Volume 325 page 507, Deed records of Klamath County, Oregon.
4. Right of way for transmission line, including the terms and provisions thereof, given by Agency Investors, Inc., to Pacific Power and Light Company, a corporation, dated April 30, 1970, recorded May 1, 1970 in Volume M70 Page 3422, Deed records of Klamath County, Oregon.
5. The effect of a Warranty Deed, including the terms and provisions thereof, between Joyce L. Renholds, grantor, to the Jack and Joyce Reynolds Family Trust, grantees, dated October 1, 1992, recorded October 8, 1992 in Volume M92 Page 23584, Deed records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, in favor of Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications, dated June 13, 1994, recorded August 26, 1994 in Volume M94 Page 26754, Deed records of Klamath County, Oregon, for underground telephone facilities. Consent Agreement, including the terms and provisions thereof, from United States of America to Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications, dated August 15, 1994, recorded August 26, 1994 in Volume M94 Page 26748 Deed records of Klamath County, Oregon.
7. Creation of a Private Road, including the terms and provisions thereof, dated December 20, 1994, recorded December 20, 1994, in Volume M94 Page 38336, Deed records of Klamath County, Oregon, for a non-exclusive private easement for vehicular access.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co
of Feb A.D. 1995 at 10:55 o'clock A. M. and duly recorded in Vol. M95 day
of Deeds on Page 2402
Bernetha G. Letsch County Clerk
By Pauline M. Henderson

FEE \$35.00