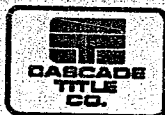


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02-02-95P03:08 RCVD

Vol. 195 Page 2476  
 CT TITLE NO. 158158C  
 ESCROW NO.  
 TAX ACCT. NO. 3107-02800-00400

K-42553  
 WARRANTY DEED -- STATUTORY FORM

ROBERT E. SCONCE, Grantor,

conveys and warrants to

RONALD WAYNE NEET, JR. and KAREN LYNN NEET, as tenants by the entirety,  
Grantees,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

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.

Except the following encumbrances:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

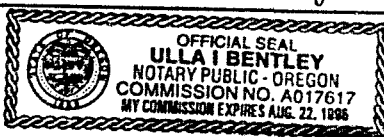
The true consideration for this conveyance is \$8,000.00.

Dated this 6th day of January, 1995.

Robert E. Sconce  
 ROBERT E. SCONCE

STATE OF OREGON, County of Douglas ) ss.This instrument was acknowledged before me on January 6, 1995,  
by ROBERT E. SCONCE

Ulla J. Bentley  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_



ROBERT E. SCONCE  
 443 BALLF STREET  
 ROSEBURG, OR 97470  
 GRANTOR'S NAME AND ADDRESS

Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\* SAME AS GRANTEE \*\*\*

RONALD WAYNE NEET, JR.  
 P.O. BOX 1135  
 LEABURG, OR 97489  
 GRANTEE'S NAME AND ADDRESS

After recording return to: GRANTEE:  
 CASCADe TITLE CO. RONALD W. NEET  
 1075 ~~6th~~ STREET P.O. Box 1135  
 EUGENE, OR 97401 LEABURG, OR  
 97489

A parcel of land situated in the  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a  $\frac{5}{8}$  inch iron pin marking the Northeast corner of the  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of said Section 28; thence from said point of beginning S.  $00^{\circ}02'47''$  W. along the East line of the said  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  1328.06 feet to a  $\frac{5}{8}$  inch iron pin; thence S.  $89^{\circ}50'37''$  W. 328.88 feet to a  $\frac{5}{8}$  inch iron pin; thence North 1328.06 feet to a  $\frac{5}{8}$  inch iron pin on the North line of the NW $\frac{1}{4}$ ; thence N.  $89^{\circ}50'37''$  E. along the North line of the said NW $\frac{1}{4}$  329.95 feet to the point of beginning.

Together with an easement for ingress and egress 30.00 feet in width more particularly described as follows: The Northerly 30.00 feet of the  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of said Section 28.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title  
of Feb A.D., 19 95 at 3:08 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 2476  
Bernetha G. Letsch County Clerk  
By Pauline M. Anderson

FEE \$35.00