

After recording, return to:
R. CONRAD SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

Until a change is requested,
mail all tax statements to:
Eugene & Audrey Tomlin
47634 Teller Road
Oakridge, OR 97463

WARRANTY DEED

EUGENE S. TOMLIN and AUDREY C. TOMLIN, husband and wife, "Grantors", hereby convey and warrant to EUGENE S. TOMLIN and AUDREY C. TOMLIN, Trustees, or their successors in trust under the TOMLIN LIVING TRUST Dated May 23, 1995, or any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMITS LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated this 23 day of May, 1995.

Eugene S. Tomlin
EUGENE S. TOMLIN

Audrey C. Tomlin
AUDREY C. TOMLIN

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on the 23 day of May, 1995, by EUGENE S. TOMLIN and AUDREY C. TOMLIN.

R. Conrad Schultz
Notary Public for Oregon

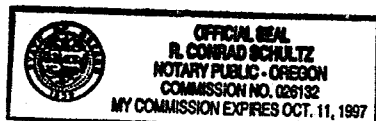


EXHIBIT "A"**PARCEL ONE:**

Lot 4 in Section 3, Township 26 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon.

PARCEL TWO:

That part of the SW 1/4 SW 1/4 NE 1/4 and that part of the SE 1/4 SE 1/4 NW 1/4 lying North of Highway #58, Section 19, TWP25S R8E W.M., in Klamath County, Oregon.

Subject to a power utility easement, Subject to reservations and restrictions of record.

Direct access to Highway #58 where this parcel borders highway is prohibited.

PARCEL THREE:

A parcel of land located in the Southeast one-quarter (SW 1/4) of Section 9, Township 25 South, Range 8 East, WM, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast Corner of said Section 9:

Thence North 89 degrees 47' 06" West, 665.32 feet along the South line of said Section 9;

Thence North 00 degrees 05' 45" East, 679.13 feet;

Thence South 89 degrees 57' 30" East, 663.42 feet to a point on the East line of said Section 9;

Thence South 00 degrees 03' 49" East, 681.14 feet to the Point of Beginning, containing 10.377 acres, more or less.

EXCEPTING THEREFROM a 30 foot easement over the existing roadway as recorded with the Klamath County Clerk.

PARCEL FOUR:

The S1/2 N1/2 E1/2 E1/2 SE1/4 of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to covenants, reservations and restrictions of record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of R. Conrad Schultz, Attorney at Law the 25th day of May A.D., 19 95 at 10:08 o'clock A. M., and duly recorded in Vol. M95, of Deeds on Page 13831.

FEE \$35.00

By Bernetha G. Letsch County Clerk