

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

KEY TITLE NO: K-48117
ESCROW NO: 27-23198
TAX ACCT. NO: 136463 & M63362
MAP NO:

GRANTEE'S NAME AND ADDRESS:

ALVIN K. TEETER

PO BOX 643

LAPINE OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LESLIE BREICKLER and JOHN T. MOMB and KATHRYN L. MATTINGLY Grantor,

conveys and warrants to:

ALVIN K. TEETER, 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

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 true consideration for this conveyance is \$58,000.00 . 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 21st day of July, 1995.

GRANTOR(S):

Leslie Breickler

LESLIE BREICKLER

John T. Momb by Leslie Breickler

JOHN T. MOMB

By _____ ATTORNEY IN FACT

LESLIE BREICKLER

Kathryn L. Mattingly by Leslie Breickler

KATHRYN L. MATTINGLY

By _____ ATTORNEY IN FACT

LESLIE BREICKLER

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JULY 21, 1995,
by LESLIE BREICKLER, JOHN T. MOMB and KATHRYN L. MATTINGLY personally and as
Attorney in Fact for John T. Momb and Kathryn L. Mattingly

Karin Lea
Notary Public for Oregon

My commission expires: 05-05-96

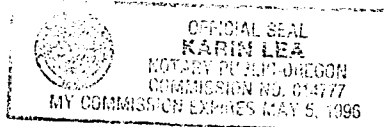


EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Kalmath County, Oregon.

A parcel of land situated in the N $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 E.W.M., and more particularly described as follows:

Beginning at a point which lies South along the West line of Section 16 a distance of 312.0 feet from the West quarter corner of said Section 16; thence continuing South along the West line of said Section 16 a distance of 328 feet, more or less, to the South line of the N $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 16; thence East along said South line a distance of 312.0 feet, more or less, to the Southwest corner of parcel conveyed to Lawson W. Dempsey, et ux, by Deed Volume M67 page 5732; thence North along the West line of said Dempsey parcel a distance of 328 feet, more or less, to the Northwest corner thereof; thence West parallel to the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 312.0 feet, more or less, to the point of beginning.

TOGETHER WITH an easement for ingress and egress to and from said parcel over a strip of land 20 feet wide running from the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the North line of the above described parcel and lying adjacent to and East of the West line of said Section 16.

SUBJECT TO:

1. Taxes for the fiscal year 1995-96, a lien not yet payable.
2. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

SELLER'S AND BORROWER'S STATEMENT

(Representations as to the Status of Title to the Subject Real Property)

RE: Key Escrow No.: 27-23198

Key Title Order No.: K-48117

Date: 7-21-95

THIS STATEMENT IS BEING PROVIDED TO KEY TITLE COMPANY WITH THE UNDERSTANDING THAT IT WILL BE RELIED UPON TO CLOSE THE ABOVE ESCROW AND AID IN THE CONVEYANCE OR ENCUMBRANCE OF THE PROPERTY DESCRIBED THEREIN, AS OF THE DATE OF THIS STATEMENT, AND EXCEPT AS STATED IN THE TITLE REPORT REFERRED TO ABOVE:

1. The property is in the possession of the undersigned.
If other, state: _____
2. There are no unpaid property taxes or federal, state or county tax liens against the property.
3. There are no unpaid improvement or maintenance assessments or liens (sewer, streets, sidewalk, construction, irrigation, homeowner's dues, etc.) against the property. The undersigned have not been notified of any intent to assess the subject property by any city, county or state agency.
4. There are no unpaid loans against any personal property (such as furnaces hot water heaters, spas, TV satellite receiver systems, built-in appliances air conditioning units, wall-to-wall carpeting or draperies) attached to, or utilized in association with, the improvements on the property.
5. There are no unpaid and outstanding contracts, mortgages, trust deeds, judgements, or other liens against the property.
6. No repairs, alterations or materials have been made or delivered upon the property within 75 days preceding the date of this Statement.
7. If this transaction involves the loan of money, that the monies borrowed in relation to the transaction are not being used for construction or improvement purposes.
8. If the property includes a dwelling unit, pursuant to the requirements of ORS 479.260, a smoke detector has been installed in each dwelling in accordance with the rules of the State Fire Marshall.
9. If the property includes a well that supplies ground water for domestic purposes, pursuant to the provisions of ORS 448.271, the well water has been tested for nitrates and total coliform bacteria and the test results submitted to the State Health Division.
10. To the best knowledge of the Seller, no violation of any zoning, subdivision or partitioning ordinance has been committed with respect to the property subject to this transaction.
11. There are no recorded or unrecorded easements against the property, except as stated in the title report referred to above.
12. There are no financing statements or agricultural service liens filed in the office of the County Clerk wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block, or with the Secretary of State, covering fixtures, growing crops or timber.
13. Other (Explain): _____
14. Exceptions to the above are, by item number: _____

THIS STATEMENT IS GIVEN WITH THE INTENT AND KNOWLEDGE THAT KEY TITLE COMPANY THE BUYER AND THE LENDER MAY RELY UPON ITS REPRESENTATIONS.

SELLER/BORROWER

Leslie Breickler

LESLIE BREICKLER

John T. Momb by Leslie Breickler

JOHN T. MOMB

By _____

ATTORNEY IN FACT

LESLIE BREICKLER

Kathryn L. Mattingly by Leslie Breickler

KATHRYN L. MATTINGLY

By _____

ATTORNEY IN FACT

LESLIE BREICKLER

SELLER'S AND BORROWER'S STATEMENT

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 28th day
of July A.D., 1995 at 3:28 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 19831.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Annette Mueller