

WARRANTY DEED

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DEAN A. FLOHR,

Grantor(s) hereby grant, bargain, sell and convey to

JACK L. HOGGARTH and MARY W. HOGGARTH, husband and wife.

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:


and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 14000 SPRING LAKE RD, KLAMATH FALLS, OR

Dated this 15th day of August, 1995

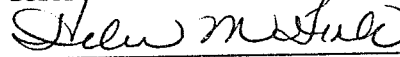

DEAN A. FLOHR

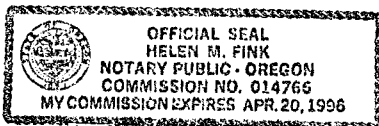
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/1 19 95
COUNTY OF Klamath

Personally appeared the above named Dean A. Flohrand acknowledged the foregoing instrument to be his voluntary act.

Before me:


Notary Public for Oregon
My commission expires 4/20/96



(seal)

Return to:

JACK L. HOGGARTH
14000 SPRING LAKE RD
KLAMATH FALLS, OR

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situate in the SE1/4 SE1/4 Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the SE corner of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 00 degrees 03' 04" East along the East line of said Section 10, 999.95 feet; thence leaving said Section line South 89 degrees 45' 19" West, 1325.75 feet; thence South 00 degrees 12' 10" West, 170.27 feet; to a point on the North line of Spring Lake (Ryan Sump); thence along the Northerly line of Spring Lake the following courses, South 62 degrees 30' East, 438.77 feet; thence South 77 degrees 15' East, 450.00 feet; thence South 46 degrees 30' East, 420.00 feet; thence South 23 degrees 45' East, 255.00 feet to a point on the South line of said Section 10; thence leaving said line of Spring Lake and running along the South line of said Section 10, North 89 degrees 44' 08" East, 90.00 feet to the point of beginning.

EXCEPTING the Easterly 30.00 feet therefrom that lies within the Spring Lake Road as the same now exists.

EXCEPTING THEREFROM that portion described as follows:

A tract of land situated in the SE1/4 of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE1/4 of the SE1/4 from which the SE 1/16 corner bears North 00 degrees 12' 10" East 333.48 feet; thence South 00 degrees 12' 10" West 170.27 feet to Spring Lake (Ryan Sump); thence South 62 degrees 30' East, along said Lake 344.31 feet; thence North 07 degrees 20' 02" East 333.49 feet to the South line of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 10; thence South 89 degrees 45' 19" West 347.38 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co the 1st day
of Aug A.D., 19 95 at 3:56 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 20174.

FEE \$35.00

By Bernetha G. Letson County Clerk