

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

KEY TITLE NO: K-48240
ESCROW NO: 27-23414
TAX ACCT. NO: 873775
MAP NO: 2310 1101

GRANTEE'S NAME AND ADDRESS:

JAMES D. YOW
53020 DAY ROAD
LAPINE, OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DEBORAH ROOK and ROBERT L. ROOK Grantor,

conveys and warrants to:

JAMES D. YOW AND PATTY J. YOW, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2
INTEREST, AND STANLEY M. RUSSELL AND RENE K. RUSSELL, HUSBAND AND WIFE, AS TO
AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

A PARCEL OF LAND IN THE NE1/4 SE1/4 OF SECTION 18, TOWNSHIP 23 SOUTH,
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

PARCEL 2 OF MAJOR LAND PARTITION 17-87, FILED SEPTEMBER 26, 1990,
IN KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. THE ASSESSMENT ROLL AND THE TAX ROLL DISCLOSE THAT THE WITHIN
DESCRIBED PREMISES WERE SPECIALLY ASSESSED AS FARM LAND. TAXES
FOR THE YEAR 1994-95 AND POSSIBLY PRIOR YEARS HAVE BEEN DEFERRED
PURSUANT TO ORS 308.370 TO 308.403. THESE, PLUS EARNED INTEREST
ARE DUE AND PAYABLE WHEN SAID REASON FOR THE DEFERMENT NO LONGER
EXISTS.
3. RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED DATED DECEMBER
18, 1939 AND RECORDED JANUARY 11, 1940 IN VOLUME 126 PAGE 360, DEED
RECORDS OF KLAMATH COUNTY.
4. RIGHT OF WAY DATED JANUARY 4, 1960 AND RECORDED MARCH 21, 1960 IN
VOLUME 319 PAGE 541, AS MODIFIED BY NOTICE OF LOCATION DATED
SEPTEMBER 25, 1961 AND RECORDED SEPTEMBER 25, 1961, IN VOLUME 332
PAGE 574, AS AMENDED BY NOTICE OF LOCATION DATED NOVEMBER 30, 1978
AND RECORDED JANUARY 17, 1979 IN VOLUME M79 PAGE 1272, DEED RECORDS
OF KLAMATH COUNTY, OREGON.

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 \$65,000.00. 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 16th day of August, 1995.

GRANTOR(S):

DEBORAH ROOK



ROBERT L. ROOK

STATE OF OREGON, County of Pima) ss.

This instrument was acknowledged before me on _____, 1995,
by DEBORAH ROOK and ROBERT L. ROOK

Stephanie Clark
Notary Public for Oregon

My commission expires: 2/12/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 18th day
of August A.D., 19 95 at 3:27 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 22066.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller