

WARRANTY DEED

MTC 36133DS

SOUTH VALLEY STATE BANK, AN OREGON BANKING CORPORATION
 Grantor(s) hereby grant, bargain, sell and convey to
 STANLEY KREMIS and CYNTHIA LEE QUILLEN, with the rights of survivorship,
 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:

Block 1, SPRAGUE RIVER, according to the official plat thereof on file in
 the office of the County Clerk of Klamath County, Oregon, EXCEPTING
 THEREFROM any portion lying within the right of way of Sprague River
 Highway.

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 23187 SKEEN RANCH RD., SPRAGUE RIVER, OR 97639

Dated this 24th day of August, 1995

SOUTH VALLEY STATE BANK

BY:

DUANE BODTKER

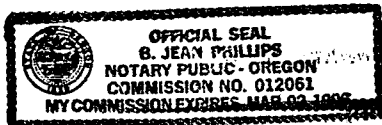
ASSISTANT VICE PRESID

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamathss. August 24 19 95Personally appeared the above named Duane Bodtker as asst. Vice Pres.

of South Valley State Bank and that the instrument was
 signed and acknowledged the foregoing instrument to be voluntary act
in behalf of the Corporation by authority of its
Board of Directors

Before me:



(seal)

Notary Public for OregonMy commission expires 3-2-96

Return to:

STANLEY KREMIS
 23187 SKEEN RANCH RD.
 SPRAGUE RIVER, OR 97639

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
 of Sept A.D., 19 95 at 10:08 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 23695

Bernetha G. Lisch, County Clerk

FEE \$30.00