

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

KEY TITLE NO: K-48607
ESCROW NO: 27-23892
TAX ACCT. NO: 149020
MAP NO:

GRANTEE'S NAME AND ADDRESS:

KEVIN G. CARLSON
PO BOX 146
CRESCENT, OR 97733

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JEFFREY ADRIAN BROOKS, AN ESTATE IN FEE SIMPLE AS TO AN UNDIVIDED ONE-HALF INTEREST, AND JEFFREY ADRIAN BROOKS IN TRUST FOR CHRISTIE L. BROOKS AKA CHRISTIE L. PELICAN AND MARCIE B. BROOKS AKA MARCIE B. PELICAN, AN ESTATE IN FEE SIMPLE AS TO AN UNDIVIDED ONE-HALF INTEREST. Grantor,

conveys and warrants to:

KEVIN G. CARLSON and DENISE R. CARLSON, husband and wife, 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 \$62,900.00. 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 21 day of Nov, 1995.

GRANTOR(S):

Jeffrey Adrian Brooks
JEFFREY ADRIAN BROOKS

Jeffrey Adrian Brooks, Trustee
JEFFREY ADRIAN BROOKS, TRUSTEE FOR CHRISTIE L. BROOKS (AKA PELICAN)

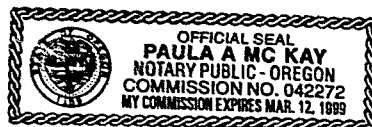
Jeffrey Adrian Brooks, Trustee
JEFFREY ADRIAN BROOKS, TRUSTEE FOR MARCIE B. BROOKS (AKA PELICAN)

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on 11-21, 1995,
by JEFFREY ADRIAN BROOKS, JEFFREY ADRIAN BROOKS, TRUSTEE FOR CHRISTIE L. BROOKS (AKA PELICAN) and JEFFREY ADRIAN BROOKS, TRUSTEE FOR MARCIE B. BROOKS (AKA PELICAN)

Paula A. Mc Kay
Notary Public for Oregon

My commission expires: 3-12-99



BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 264.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID SECTION LINE 132.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25 A DISTANCE OF 330.0 FEET MORE OR LESS TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH ALONG THE SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE 132.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 330.0 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING, IN KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS OR HIGHWAYS.
2. EASEMENT AS DISCLOSED BY DEED DATED JULY 30, 1973 AND RECORDED OCTOBER 24, 1973, IN VOLUME M73, PAGE 14322, RECORDS OF KLAMATH COUNTY, OREGON.
3. EASEMENT DATED OCTOBER 20, 1992 AND RECORDED MARCH 3, 1993, IN VOLUME M93, PAGE 4374, RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 30th day
of November A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 32744.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller