

STATUTORY WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

Gary D. Crouch  
4708 Liberty Road, SE  
Salem, Oregon 97302

After recording, this Deed shall be delivered to:

Kevin J. Keillor  
901 NW Carlon Avenue, Suite 3  
Bend, Oregon 97701

The true consideration for this transfer is \$702,025.

BETTY L. HARRAHILL, Trustee of the Harrahill disclaimer Trust u.d.d. June 14, 1994, as to an undivided one-half (1/2) interest, and ROBERT A. STEWART and MARILYN STEWART, as to an undivided one-half (1/2) interest, all as tenants in common, Grantor, conveys and warrants to GARY D. CROUCH and JANIS E. CROUCH, husband and wife, as to an undivided two-thirds (2/3) interest, and CHRISTOPHER J. MILLER and JENNIFER B. MILLER, husband and wife, as to an undivided one-third (1/3) interest, all as tenants in common, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 1 of Partition No. 68-92 filed June 23, 1993 in the office of the County Clerk of Klamath County, Oregon, being situate in Lots 1 and 2, Block 2, Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

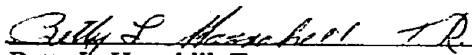
Subject to:

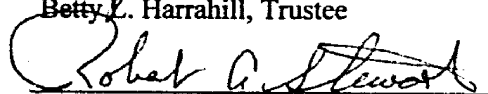
- 1 Rules, regulations and assessments of South Suburban Sanitary District.
- 2 Reservations and restrictions in the dedication of Washburn Park, Tract 1080, as follows: "...said plat subject to: Building set-back lines as prescribed in present applicable ordinance; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."

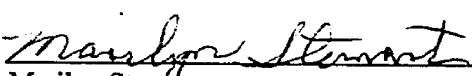
- 3 Right of Way Easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner, husband and wife, to the California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970 in Volume M70, page 10618, Deed records of Klamath County, Oregon.
- 4 Reservations and restrictions in deed from Washburn Enterprises, Inc., to Stig Larsson and Lis A. Larsson, dated October 17, 1977, recorded January 27, 1983 in Volume M83, page 1459, Deed records of Klamath County, Oregon.
- 5 Reservations and restrictions in deed from Washburn Enterprises, Inc., an Oregon corporation, to Harry R. Waggoner and Robert A. Stewart, dated June 28, 1983, recorded June 29, 1983 in Volume M83, page 10166, Deed records of Klamath County, Oregon.
- 6 Sewer Easement as disclosed by deed given by Washburn Enterprises, Inc., an Oregon corporation, to Harry R. Waggoner, Robert A. Stewart and Robert J. Harrahill and Betty L. Harrahill, dated September 30, 1983, recorded September 30, 1983 in Volume M83, page 16856, 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.

DATED: January 16, 1996.

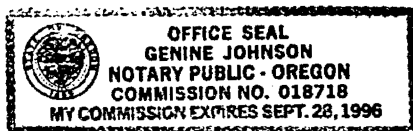
  
Betty L. Harrahill, Trustee

  
Robert A. Stewart

  
Marilyn Stewart

STATE OF OREGON, County of Klamath Deschutes, ss:

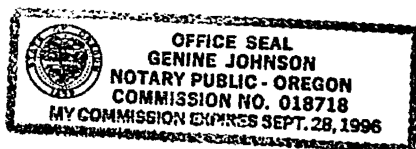
The foregoing instrument was acknowledged before me this 16th day of January, 1996, by Betty L. Harrahill.



Genine Johnson  
Notary Public for Oregon  
My Commission Expires: 9/28/96

STATE OF OREGON, County of Klamath Deschutes, ss:

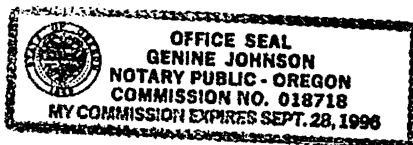
The foregoing instrument was acknowledged before me this 16th day of January, 1996, by Robert A. Stewart.



Genine Johnson  
Notary Public for Oregon  
My Commission Expires: 9/28/96

STATE OF OREGON, County of Klamath Deschutes, ss:

The foregoing instrument was acknowledged before me this 16th day of January, 1996, by Marilyn Stewart.



Genine Johnson  
Notary Public for Oregon  
My Commission Expires: 9/28/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 17th day of Jan A.D., 19 96 at 10:29 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 1333.

FEE \$40.00

By Bernetha G. Lersch County Clerk  
Lynette Stewart