

MTC 37022DS

WARRANTY DEED

WILLIAM LEE GATES,

Grantor(s) hereby grant, bargain, sell and convey to
PACIFIC BUILDERS, INC. AN IDAHO CORPORATIONGrantee(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:

Lot 13 in Block 3 of IRISH BEND, TRACT NO. 1065, together with an
undivided 1/90th interest in Lot 12, Block 4 of IRISH BEND, TRACT NO.
1065, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 \$ 8,243.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11521 Fairview Boise ID 83704

Dated this 9 day of January, 1996

William Lee Gates
WILLIAM LEE GATES

NOTARY ACKNOWLEDGEMENT

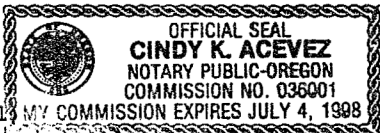
STATE OF OREGON ss. JANUARY 9 19 96
COUNTY OF MALHEUR
Personally appeared the above named WILLIAM LEE GATES

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Cindy K. Acevez
Notary Public for OREGON

My commission expires July 4, 1998



Return to:

PACIFIC BUILDERS

11521 Fairview

Boise ID 83704

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 22nd day of Jan A.D., 19 96
at 3:55 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 1878
Bernetha G. Letsch County Clerk

By Deputy Deputy.

Fee, \$30.00

96-01-22P03:55 RCVD