

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, husband and wife, Grantor(s) hereby grant, bargain, sell and convey to FRANK DIAZ and JULIANA DIAZ and DELYLE DIAZ, 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:

Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon: Section 28: S 1/2 SE 1/4 NW 1/4, S 1/2 SW 1/4 NE 1/4, W 1/2 SE 1/4, E 1/2 SW 1/4, SAVING AND EXCEPTING that portion of the SE 1/4 SW 1/4 lying Southerly of the centerline of the Pope-Flesher ditch.

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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , RT 1 BOX 234B TULELAKE, CA 96134

Dated this 1st day of February, 1996.

Leslie E. Northcutt
LESLIE E. NORTHCUTT

Norma V. Northcutt
NORMA V. NORTHCUTT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

ss. February 1 1996

Personally appeared the above named LESLIE E. NORTHCUTT

AND NORMA V. NORTHCUTT

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Helen M. Pink

Notary Public for Oregon

My commission expires April 20, 1996



(seal)

Return to:

FRANK DIAZ
RT 1 Box 234B
Tulelake, CA 96134

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 8th day of Feb A.D. 19 96
at 11:40 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 3711
Bernetha G. Gelsch County Clerk

By April M. Riley

Deputy.

Fee, \$30.00

96 FEB -8 AM 1:40