

OTTLAND, INC. An Oregon Corporation

Grantor(s) hereby grant, bargain, sell and convey to:

DARRIN E. LESLIE and JACQUELINE C. LESLIE, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 620 Front St. Klamath Falls, OR. 97601Dated this 14 day of March, 1996

OTTLAND, INC. An Oregon Corporation

BY: [Signature]

PRESIDENT

L.A. SWETLAND

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on 14 March, 1996by L.A. Swetlandas Presidentof Ottland, Inc. an Oregon CorporationDawn Schooler
Notary Public of OregonMy commission expires 12/20/98

ESCROW NO. MT37244-DS

Return to:

DARRIN E. LESLIE

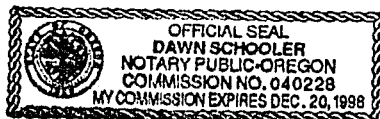
630 Front St.
Klamath Falls, OR
97601

EXHIBIT "A"

Parcel 2 of Major Partition 1-P-90 (also known as recorded Survey 5034) on file in the office of the Klamath County Engineers Office, situated in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89 degrees 06 1/2' East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South 60 degrees 04 1/2' East 86.09 feet; thence South 15 degrees 03 1/2' West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion of that property described as "Parcel 1" of Deed Volume M90, page 11895 and 11896, and being more particularly described as follows:

Beginning at the Northeast corner of that property described as "Parcel 2" in Deed Volume M90, page 11895 and 11896, thence South 15 degrees 03' 30" West along the East line of said "Parcel 2", a distance of 71.00 feet more or less to the mean high water line of Upper Klamath Lake; thence North 29 degrees 55' 30" East 68.62 feet; thence North 60 degrees 04' 00" West 18.22 feet to the point of beginning.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of March A.D., 19 96 at 11:04 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 6863.

FEE \$35.00

By Bernetha G. Letsch County Clerk