

WARRANTY DEED
(Statutory Form)

MARCEL JULES GUIBET, Grantor, conveys and warrants to ALAN POTRUSKI, Grantee, the following real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, legally described as follows, to-wit:

That portion of Lot 6, Block 11, situated S35 degrees 57' 32" W of the following described line: Beginning at a point that is S35 degrees 57' 32" w 1000 ft. and S54 degrees 02'28" E 415 ft. from the most northerly corner of said lot 6; thence S54 degrees 02'28"E 415 ft., of said Sycan Unit, recorded in the office of the County Recorder of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights-of-way of records and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 \$6,400.00.

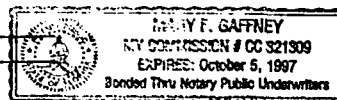
DATED this 5th day of March, 1996.

Marcel J. Guibet
MARCEL JULES GUIBET, Grantor

STATE OF FLORIDA /County of Volusia ss.

THIS INSTRUMENT was acknowledged before me this 5 day of MARCH, 1996, by Marcel Jules Guibet.

Mary F. Gaffney
NOTARY PUBLIC FOR
My Commission Expires:



GRANTORS NAME AND ADDRESS: Marcel J. Guibet 2942 Portsmouth St. DELTONA FL 32738

GRANTEES NAME AND ADDRESS: ALAN POTRUSKI 3420 SW 3RD COURT DEERFIELD BEACH FL.

AFTER RECORDING, RETURN TO: ALAN POTRUSKI 3420 SW 3RD COURT DEERFIELD BEACH FL.

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO:

ALAN POTRUSKI 3420 SW. 3RD COURT DEERFIELD BEACH
FLORIDA 33442

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Marcel Jules Guibet the 14th day
of March A.D., 19 96 at 3:40 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 6966.

FEE \$30.00

By Bernetha G. Letsch, County Clerk

96 MAR 14 P3:40