

WARRANTY DEED - STATUTORY FORM
(Individual)

JAMES R. ROACH, SR. and T. VIRGINIA ROACH, Grantor, conveys and warrants to JAMES A. DURBIN, Grantee, and unto their heirs, successors and assigns, the following described real property in Klamath County, Oregon:

(SEE ATTACHED EXHIBIT "A")

The said property is free from all encumbrances except:

(SEE ATTACHED EXHIBIT "B")

The true consideration for this conveyance is \$250,000.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE THE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated: March 27, 1996

James R. Roach Sr.
JAMES R. ROACH, SR.
T. Virginia Roach
T. VIRGINIA ROACH

STATE OF OREGON)
)ss.
County of LANE)

Personally appeared before me, the above named JAMES R. ROACH, SR. and T. VIRGINIA ROACH, personally known or proven to me on the basis of satisfactory evidence to be the individuals named herein, and they acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

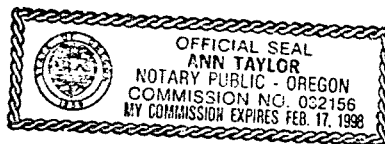
Dated: 3/27/96

Ann Taylor
Notary Public for Oregon

My Commission Expires: 2/17/98

After recording return to:

TITLE INSURANCE & ESCROW SERVICES, INC.
222 EAST ELEVENTH AVE.
EUGENE, OREGON 97401



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

JAMES A. DURBIN
Post Office Box 7
Crescent Lake, Oregon 97425

TAX KEY NO. 146639

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EXHIBIT "A"

Legal Description:

All that part of the SE 1/4 SW 1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of Crescent Creek and Westerly of Highway #58 known as Willamette Highway.

EXCEPTING that portion deeded to Frederic E. Kerns, et ux., in Book 346 at Page 343, Deed Records of Klamath County, Oregon, and ALSO EXCEPTING that portion lying within the boundary of Brewers Ranchos. FURTHER EXCEPTING that portion deeded to Frederick E. Kerns, et ux., by deed dated September 6, 1970 and recorded in M-70 at Page 8578, Deed Records of Klamath County, Oregon.

CODE 205 MAP 2407-7CO TL 2100

Exhibit "B"

Exceptions:

1. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Crescent Creek and public rights of fishing and recreation in and to the shoreline of said river.
4. All matters arising from any shifting in the course of Crescent Creek, including but not limited to accretion, reliction and avulsion.
5. Agreement, including the terms and provisions thereof:
Regarding: Well and Easement for ingress and egress from SE 1/4 SW 1/4 Section 7, lying Northerly and Easterly of Highway #58 and NW 1/4 NE 1/4 Section 18, lying Northerly and Easterly of Highway #58
Between: Fred P. Brewer and Gracie Dee Brewer, husband and wife
And: Fred F. Jirek and Charlet F. Jirek, husband and wife
Recorded: June 13, 1968
Book: M-68
Page: 5239

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 1st day of April A.D., 19 96 at 11:27 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 8980.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Lynette Priddy