

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)LARRY K. BRAUN and PHYLLIS BRAUN, as tenants by the entirety,
Grantor,

conveys and warrants to

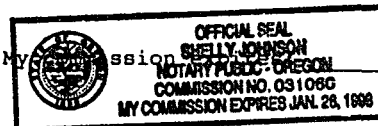
JAMES A. SUTHERLAND and KATHI J. SUTHERLAND, as tenants by the entirety,
Grantee,the following described real property free of encumbrances except as
specifically set forth herein:LOT 14, BLOCK 4, TRACT NO. 1042, TWO RIVERS NORTH, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

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.

Encumbrances:

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$27,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 28 day of March, 1996; if a corporate grantor, it has caused its name to be signed by order of its board of directors.Larry K. Braun
LARRY K. BRAUNPhyllis Braun
PHYLLIS BRAUNSTATE OF OREGON, County of June) ss.This instrument was acknowledged before me on 3-28, 1996,
by LARRY K. BRAUN and PHYLLIS BRAUN[Signature]
Notary Public for OregonLARRY K. BRAUN
90 SILVER OAK DRIVE
EUGENE, OR 97404
GRANTOR'S NAME AND ADDRESSJAMES A. SUTHERLAND
3864 ROBIN AVENUE
EUGENE, OR 97402
GRANTEE'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

After recording return to:
TITLE GUARANTY COMPANY OF OREGON
299 EAST 18TH AVENUE
EUGENE, OR 97401

This property lies within and is subject to the levies and assessments of the Fire Patrol District.

Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Tract No. 1042, Two Rivers North.

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 Little Deschutes River and public rights of fishing and recreation in and to the shoreline of said river.

All matters arising from any shifting in the course of the Little Deschutes River, including but not limited to accretion, reliction and avulsion.

Conditions and Restrictions in Deed:

Recorded: September 30, 1982
 Book: M-82
 Page: 13031
 Fee No.: 15995

Deb
YAB
Lps J.R.S.

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 3:53 o'clock P M., and duly recorded in Vol. M96
 of Deeds on Page 9125.

FEE \$35.00

By Bernetha G. Letsch County Clerk