

ASPEN 44159
E5397

WARRANTY DEED - STATUTORY FORM
(Individual)

ATC #0404459

WALTER A. SPRAGUE, Grantor, conveys and warrants to JAMES A. DURBIN, Grantee, 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 \$50,000.00.

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: May 14, 1996

Walter A. Sprague
WALTER A. SPRAGUE

STATE OF OREGON)
)ss.
County of LANE)

Personally appeared the above named WALTER A. SPRAGUE personally known or proven to me on the basis of satisfactory evidence to be the individual(s) named herein, and he acknowledged the foregoing instrument to be his voluntary act and deed.

Before Me:

Dated: 5/14/96

Ann Taylor
Notary Public for Oregon
My Commission Expires: 2/17/98

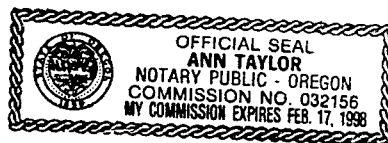
After recording return to:

FIDELITY NATIONAL TITLE COMPANY OF OREGON
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. 146700



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96 MAY 24 P 3:34

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EXHIBIT "A"

Legal Description:

All that portion 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 Southwesterly of Crescent Creek, in the County of Klamath, State of Oregon.

EXCEPTING that portion deeded to Frederic E. Kerns, et ux., in Book 346 at Page 343, Deed Records.

CODE 51 MAP 2407-7CO TL 1600

EXHIBIT "B"

Exceptions:

1. Subject to rules and regulations of 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. We are unable to ascertain from the records if the premises herein described has a means of ingress and egress to and from a legally dedicated road or highway, and for this reason, such rights cannot be insured.
4. 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.
5. All matters arising from any shifting in the course of Crescent Creek, including but not limited to accretion, reliction and avulsion.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of May A.D., 19 96 at 3:34 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 15214
By Bernetha G. Letsch, County Clerk

FEE \$35.00