

After recording return to:

JAMES R. FARNSWORTH
475 LINCOLN STREET
MT ANGEL, OR 97362

TITLE ORDER NO. K-49615
KEY ESCROW NO: 27-25036

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

TAX ACCT. NO: 130478 & 130487
MAP NO: 2309-13C-4700 & 4600

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ALVIN L. ODELL, an individual Grantor,

conveys and warrants to:

JAMES R. FARNSWORTH, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOTS 23 AND 24 IN BLOCK 17, SECOND ADDITION TO RIVER PINES ESTATES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. TAXES FOR 1996-97 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS AS CONTAINED IN DEED FROM THE SHEVLIN-HIXON COMPANY TO
BROOKS-SCANLON, INC., RECORDED MARCH 28, 1951, IN VOLUME 246 PAGE 165,
DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN BY
BETTY AHERN TO MIDSTATE ELECTRIC COOPERATIVE, INC., DATED JUNE 23, 1972,
RECORDED JUNE 23, 1972, IN VOLUME M72 PAGE 6813, DEED RECORDS OF KLAMATH
COUNTY, OREGON, FOR TRANSMISSION LINE.
4. BUILDING AND USE RESTRICTIONS FOR SECOND ADDITION TO RIVER PINE
ESTATES, DATED JUNE 23, 1972, RECORDED JUNE 23, 1972, IN VOLUME M72 PAGE
6815, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION AND SHOWN
ON THE PLAT OF SECOND ADDITION TO RIVER PINE ESTATES.

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 consideration for this conveyance is \$15,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 31st day of July, 1996.

GRANTOR(S):

Alvin L. Odell
ALVIN L. ODELL

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on JULY 31st, 1996,
by ALVIN L. ODELL

23754

Kathryn E. Slack
Notary Public for Oregon

My commission expires: 3-1-2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day
of August A.D., 19 96 at 11:45 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 23753.

FEE \$35.00

Bernetha G Letsch, County Clerk

By

[Signature]