

RETURN TO: ANDREW C. BRANDSNESS 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Cummings Roofing, Inc. P. O. Box 41 Klamath Falls, OR 97601	CLERK'S STAMP:
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MTC 38667

-SPECIAL WARRANTY DEED-

Jerry F. Nelson and Aileen Nelson, husband and wife, Grantor, conveys and specially warrants to Cummings Roofing, Inc., an Oregon corporation, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Great Northern Railroad right-of-way.

SAVING AND EXCEPTING the following portion in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ as follows:

Beginning at the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 degrees 47' East along a line parallel to and 145 feet distant from the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 a distance of 300 feet; thence South 145 feet, more or less, to the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 89°47' West along said South line a distance of 300 feet, more or less, to the point of beginning. ALSO SAVING AND EXCEPTING those portions deeded to Great Northern Railway Company in Volume 95, page 479 and Volume 97, page 85, all Deed Records of Klamath County, Oregon.

TOGETHER WITH a 1978 Ridgcrest Mobile Home, Oregon License #X154826, serial #09L12431XU which is situate on the real property described above.

SUBJECT TO AND EXCEPTING:

1. Any liens or encumbrances created by Norm Sevey Well Drilling for construction lien.
2. Real and personal property ad valorem taxes.

The true and actual consideration for this conveyance is forgiveness of indebtedness and settlement of claims.

It is intended by the parties hereto that this instrument shall not create a merger with the security interest, and the security interest shall survive so third parties not party to this agreement shall not benefit by the execution or recording of this instrument.

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.

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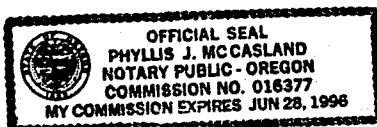
DATED this 7 day of June, 1996.

Jerry F. Nelson
Jerry F. Nelson

Aileen Nelson
Aileen Nelson

STATE OF OREGON)
) ss. June 7th, 1996.
County of Klamath)

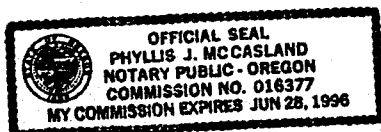
Personally appeared the above-named Jerry F. Nelson and acknowledged the foregoing instrument to be his voluntary act. Before me:



Phyllis J. McCasland
Notary Public for Oregon
My Commission expires: June 28, 1996

STATE OF OREGON)
) ss. June 7th, 1996.
County of Klamath)

Personally appeared the above-named Aileen Nelson and acknowledged the foregoing instrument to be her voluntary act. Before me:



Phyllis J. McCasland
Notary Public for Oregon
My Commission expires: June 28, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of August A.D., 19 96 at 3:49 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 24748.

FEE \$35.00

Bernetha G Letsch, County Clerk
By [Signature]