

After recording return to:

ED A. LOWERY

~~2022 WILSON ST SE~~ PO BOX 2245~~REDDOCK CREEK~~ LA PINE OR 97739

TITLE ORDER NO. K-49138

KEY ESCROW NO: 27-24592

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

SAME AS ABOVE

TAX ACCT. NO: 133698 & 837795

MAP NO: 2309-25A-900 M185782

K-49138
 WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

JAMES R. STRICKLAND, an individual Grantor,

conveys and warrants to:

ED A. LOWERY and JOANNE R. LOWERY, husband and wife, Grantee,

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

LOT 11 IN BLOCK 9 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: SEE ATTACHED EXHIBIT "A"

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.

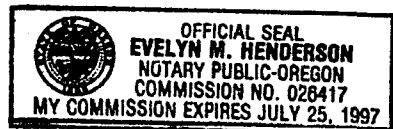
The true consideration for this conveyance is \$50,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

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

Dated this 29 day of AUGUST, 1996.

GRANTOR(S):

James R. Strickland
 JAMES R. STRICKLAND

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on AUGUST 29, 1996,
 by JAMES R. STRICKLAND

Evelyn M. Henderson
 Notary Public for Oregon

My commission expires: 7-25-97

EXHIBIT "A"

1. Right of Way for pole and wire line, including the terms and provisions thereof, given by C. C. Sears and Mattie Sears to The Pacific Telephone and Telegraph Company, recorded December 26, 1926, in Volume 85 page 65, Deed records of Klamath County, Oregon.

2. Right of Way Easements, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 19, 1969, recorded May 22, 1969, in volume M69 page 3857, and recorded May 27, 1969, in Volume M69 page 3955, Deed records of Klamath County, Oregon.

3. Reservations and restrictions in the dedication and shown on the plat of Jack Pine Village as follows: "...dedicate to the use of the public as public ways forever all streets shown on said plat. I also dedicate, donate and convey to Klamath County the areas shown as 1' street plugs on the annexed plat. Said areas to be designated as a public street when the County's governing body determines it necessary."

4. Building and Use Restrictions for Jack Pine Village, recorded May 23, 1969, in Volume M69 page 3870, Deed records of Klamath County, Oregon.

5. Grant of Easement, including the terms and provisions thereof, given by Betty Jane Ahern, to Pacific Northwest Bell Telephone Company, dated June 26, 1972, recorded January 22, 1973, in Volume M73 page 763, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day
of August A.D., 19 96 at 1:02 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 27136.
Bernetha G. Letsch County Clerk
By Ruth Ann Ross

FEE \$35.00