

25567

Vol. MA 6 Page 30170

After recording return to:

NORWOOD R. DRAPER

P.O. BOX 41

PACIFIC CITY,, OR 97137

TITLE ORDER NO. 38960

KEY ESCROW NO: 02-47389

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

SAME AS ABOVE

TAX ACCT. NO: 149039 CODE 048
MAP NO: 2408 025C0-02200

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JEFF JACKMAN and DICK JACKMAN Grantor,

conveys and warrants to:

NORWOOD R. DRAPER, AS TO AN UNDIVIDED 50% INTEREST, DENNIS L. DRAPER AND
KATHERINE S. DRAPER, TRUSTEES OF THE DRAPER FAMILY TRUST, DATED 6/14/91 AS TO
AN UNDIVIDED 25% INTEREST, AND CATHERINE DRAPER AS TO AN UNDIVIDED 25%
INTEREST, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$19,800.00 . 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 20th day of September, 1996.

GRANTOR(S):

JEFF JACKMAN

DICK JACKMAN

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on September 20, 1996,
by JEFF JACKMAN and DICK JACKMAN

Michelle Couch
Notary Public for Oregon

My commission expires: 1-13-00

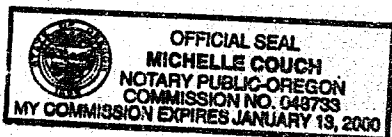


EXHIBIT "A"

Beginning at th Southwest corner of the SW 1/4 NW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along wthe South line of said SW 1/4 NW 1/4 SW 1/4 of said Section, a distance of 330.0 feet, more or less, to the East line of the W 1/2 SW 1/2 NW 1/4 SW 1/4 of said Section 25; thence North along the said East line 132.0 feet; thence West parallel with the South line of said SW 1/4 NW 1/4 SW 1/4 of said Section 330.0 feet, more or less, to the West line of said Section 25; thence South along said Section line 132.0 feet to the point of beginning in Klamath County.

SUBJECT TO:

1. Taxes for the fiscal year 1996/97, a lien not yet due and payable;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways;
3. Reservation of an easement over the Southerly and Easterly 15 feet for road purposes;
4. Easement created by instrument recorded March 2, 1993 in Volume M93, Page 4338, Microfilm Records in favor of U.S. West Communications, Inc for Telecommunication facilities. Said easement was assigned by instrument recorded November 17, 1995 inn volume M95, Page 31559, Microfilm Records fo Klamath County, Oregon to Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of Sept. A.D., 19 96 at 3:38 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 30170.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Ross