

96 SEP 26 P3:43



WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044919

AFTER RECORDING RETURN TO:

Larry Sargent
24515 Sprague River Rd.
Sprague River, OR 97639

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

LLOYD R. LONG, also known as LLOYD LONG and BERTIE J. LONG,
 also known as BERTIE LONG and also known as JUANITA LONG and
 OPAL J. SMITH, also known as OPAL SMITH, hereinafter called
 GRANTOR(S), convey(s) to TERRY SARGENT, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN

"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 30.390"

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, and will warrant
 and defend the same against all persons who may lawfully claim
 the same, except as shown above.

The true and actual consideration for this transfer is
 \$145,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 28th day of August, 1996.

Lloyd R. Long
 LLOYD R. LONG

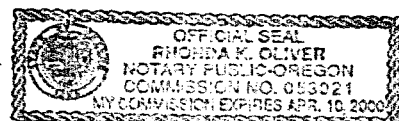
Bertie J. Long
 BERTIE J. LONG

Opal J. Smith
 OPAL J. SMITH

STATE OF OREGON, County of Klamath)ss.

On August 28, 1996, personally appeared the above named OPAL J.
 SMITH and acknowledged the foregoing instrument to be her
 voluntary act and deed.

Before me: Rhonda K. Oliver
 Notary Public for Oregon
 My Commission Expires: April 10, 2000



STATE OF OREGON, County of Klamath)ss

On 9-3, 1996 personally appeared the above named
 LLOYD R. LONG AND BERTIE J. LONG, and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: Rhonda K. Oliver
 Notary Public for Oregon
 My Commission Expires: April 10, 2000

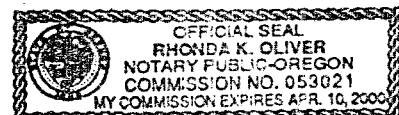


EXHIBIT "A"

PARCEL 1:

The E 1/2 of Government Lots 2, 7 and 10 and all of Government Lots 1 and 8, all in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of Lot 10 lying within the limits of the Sprague River Highway as conveyed to Klamath County by deed recorded April 23, 1929, in Book 85 at Page 618, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM any portion thereof lying within the limits of the Oregon-California and Eastern Railway Company right of way.

PARCEL 2:

The Westerly 11.8 feet of the W 1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3610-1400 TL 100

CODE 8 MAP 3610-14AC TL 100

CODE 8 MAP 3610-14AD TL 301

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of Sept. A.D., 19 96 at 3:43 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 30637.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Karlson Ross