

MTC 39094 KR

WARRANTY DEED

CHARLES T. HOWLAND and MARY LOU HOWLAND, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JEFFERY S. ESTABROOK and DEBRA L. ESTABROOK, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

ALL THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTHERLY OF MILLER CREEK IMPROVEMENT CHANNEL, AND ALL OF GOVERNMENT LOT 4 AND THE W1/2 SE1/4, E1/2 SW1/4 SECTION 7, TOWNSHIP 40 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

Including any and all water rights for or used in connection with said real property, including but not limited to those adjudicated in 1918 as the "Lost River water rights" and those rights obtained from or through Langell Valley Water District.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 265,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 555 Santa Rosa Ct Sparks Nevada 89436

Dated this 16th day of October, 1996

Charles T. Howland
CHARLES T. HOWLAND

Mary Lou Howland
MARY LOU HOWLAND

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

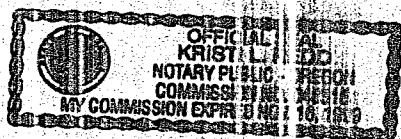
COUNTY OF KLAMATH

SS. October 16, 1996

Personally appeared the above named

CHARLES T. HOWLAND & MARY LOU HOWLAND

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Keld

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT39094-KR

Return to:

JEFFERY S. ESTABROOK
555 Santa Rosa Ct
Sparks NV 89436

96 OCT 16 P3:37

WARRANT DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of October A.D. 19 96 at 3:37 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 32772.

FEE \$35.00

Bernetha G. Letsch
By Kathleen Rose County Clerk

THE UNDERSIGNED, CLERK OF THE COUNTY OF KLAMATH, DO HEREBY CERTIFY THAT THE FOREGOING DEED WAS FILED FOR RECORD IN MY OFFICE ON THE 16TH DAY OF OCTOBER, 1996, AT 3:37 O'CLOCK P.M., AND WAS DULY RECORDED IN VOLUME M96, PAGE 32772, OF THE DEEDS OF SAID COUNTY.

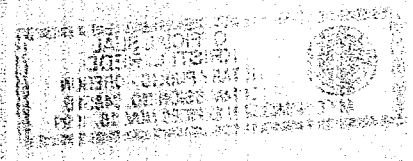
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT MEDFORD, OREGON, THIS 16TH DAY OF OCTOBER, 1996.

CLERK OF THE COUNTY OF KLAMATH

Kathleen Rose
CLERK OF THE COUNTY OF KLAMATH

NOTARY PUBLIC

[Signature]
NOTARY PUBLIC



[Signature]
NOTARY PUBLIC