

After recording return to:
DONALD LEE JAQUES
85 KNOLL DRIVE
CENTRAL POINT, OR 97502

TITLE ORDER NO. K-49806
KEY ESCROW NO: 27-25261

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

TAX ACCT. NO: 711108 & 48843
MAP NO: 23092500-2701 200786

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CLYDE L. ELLIS and GLENDA N. ELLIS, husband and wife Grantor,
conveys and warrants to:

DONALD LEE JAQUES and MARY ELIN JAQUES, husband and wife, 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 \$70,000.00 . 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 25th day of October, 1996.

GRANTOR(S):

Clyde L. Ellis
CLYDE L. ELLIS

Glenda N. Ellis
GLENDA N. ELLIS



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on OCTOBER 25, 1996,
by CLYDE L. ELLIS and GLENDA N. ELLIS

Notary Public for Oregon My commission expires: 7-25-97

96 OCT 26 P 3:00

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EXHIBIT "A"

The East Half of Lot 8 in Block 3 of Chapman's Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Right of Way, including the terms and provisions thereof, given by Roy B. Jackson and Lillian M. Jackson, his wife to The Pacific Telephone and Telegraph Company, dated February 27, 1929, recorded April 11, 1929, in Volume 85 page 547, Deed records of Klamath County, Oregon.
2. Terms and provisions contained in Deed from L. W. Gerhart and Margaret M. Gerhart, husband and wife to State of Oregon, by and through its State Highway Commission, dated September 11, 1952, recorded September 24, 1952, in Volume 257 page 5, Deed records of Klamath County, Oregon. Access restrictions contained in said Deed are modified by Indenture of Access between State of Oregon, by and through its State Highway Commission, L. W. Gerhart, and Jack F. O'Brien and Lillian O'Brien, dated April 17, 1958, recorded May 28, 1958, in Volume 299 page 572, Deed records of Klamath County, Oregon.
3. Electric Line Right of Way Easement, including the terms and provisions thereof, from Clyde Ellis to Midstate Electric Cooperative Inc., a cooperative, dated June 6, 1988, recorded October 7, 1988, in Volume M88 page 16815, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 28th day
of October A.D., 19 96 at 3:00 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 33942.

FEE \$35.00

Bernetha G. Letsch
By Kathleen Ross County Clerk