

STATUTORY WARRANTY DEED

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:

Dr. and Mrs. Jerry Becker
6230 Culver Drive SE
Salem, OR 97301

AFTER RECORDING,
RETURN TO:

Con P. Lynch
P.O. Box 741
Salem, OR 97308-0741

JERRY R. BECKER, Grantor, conveys and warrants to JERRY R. BECKER, M.D., and DONNA BECKER, Trustees, or their successors in trust, under the JERRY R. BECKER, M.D., LIVING TRUST, dated March 13, 1995, and any amendments thereto, Grantee, the real properties described as follows in Klamath County, Oregon:

Parcel 1:

The W 1/2 NW 1/4 SW 1/4, Section 25, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

The E 1/2 NW 1/4 SW 1/4, Section 25, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads and highways.
2. Reservations, including the terms and provisions thereof, as set forth in Deed from the United States of America to Edwin J. Walker, recorded May 15, 1959 in Book 312 at Page 436, Deed Records.
3. Reservations and easements, including the terms and provisions thereof, as set out in Deed recorded June 18, 1959 in Book 313 at Page 381, Deed Records.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

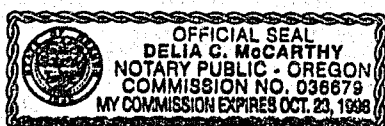
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTION STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED: 10-30-96

Jerry R. Becker
JERRY R. BECKER

STATE OF OREGON)
) ss.
County of Marion)

On 10-30-96, personally appeared the above-named JERRY R. BECKER, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Delia C. McCarthy
Notary Public for Oregon
My Commission Expires: 10-23-98

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(C:\LAW\TRUSTS\BECKER\DEED.3)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Con P. Lynch the 14th day
of November A.D., 1996 at 1:52 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 35832.

FEE \$35.00

Bernetha G. Letsch / County Clerk
By Hutton Ross