

WESTERN HOMES, INC., AN OREGON CORPORATION AS TO AN UNDIVIDED 1/2 INTEREST AND
GLENN G. JUSTUS AND JOANNA L. JUSTUS, AS TENANTS BY THE ENTIRETY, AS TO AN
UNDIVIDED 1/2 INTEREST,

Grantor(s) hereby grant, bargain, sell and convey to:

MICHAEL HOMER BLUE,

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:

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

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:

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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 89 Del Fatti Lane, Klamath Falls, OR 97603

Dated this 9th day of December, 1996

WESTERN HOMES, INC.

BY:

CATHY KING

PRESIDENT

GLENN G. JUSTUS

JOANNA L. JUSTUS

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 9, 1996

by Glenn G. Justus and Joanna L. Justus, individually, and Cathy King

as President

of Western Homes, Inc., an Oregon Corporation

Notary Public of Oregon

My commission expires 12-20-98

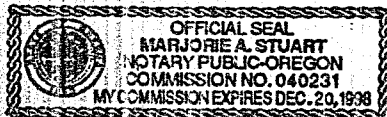
ESCROW NO. MT39902-MS

Return to:

MICHAEL HOMER BLUE

89 Del Fatti lane

Klamath Falls, OR 97603



96 DEC 12 AM 1:47

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situated in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West, 827.1 feet, more or less, and running thence North 89 degrees 42 1/2' East 344.87 feet along said section line to the true point of beginning of this description; thence North 36 degrees 49 1/2' East 163.03 feet, more or less, to a point in a line parallel with and 130.00 feet distant at right angles Northerly from said section line; thence North 89 degrees 42 1/2' East along said parallel line 74.32 feet; thence South 0 degrees 17 1/2' East 130.00 feet, more or less, to a point in the said section line; thence South 89 degrees 42 1/2' West along said section line 172.70 feet, more or less, to the said point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of December A.D., 19 at 11:47 o'clock A.M., and duly recorded in Vol. M96,
of deeds on Page 38668.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Ross