

HARLEY D. ROWE and BRENDA ROWE,
Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD G. HODDER AND SHIRLEY L. HODDER, 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:

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:

SUBJECT TO A TRUST DEED RECORDED M93, PAGE 33096, MICROFILM RECORDS OF
KLAMATH COUNTY, OREGON IN FAVOR OF GERALD DON DOUGLAS, JR. AND LORNA
DOUGLAS, OR THE SURVIVOR THEREOF, AS BENEFICIARY WHICH THE ABOVE NAMED
GRANTEES AGREE TO ASSUME AND PAY IN FULL.

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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8226 LANGELE VALLEY RD., BONANZA, OR 97623

Dated this 10th day of December, 19 96

X Harley D. Rowe
HARLEY D. ROWE
X Brenda Rowe
BRENDA ROWE

STATE OF OREGON SS. December 10 19 96
COUNTY OF KLAMATH

Personally appeared the above named _____

HARLEY D. ROWE

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT39886-KR

Return to:

RICHARD G. HODDER & SHIRLEY L. HODDER
8226 LANGELE VALLEY RD.
BONANZA, OR 97623

96 DEC 16 AM 05:55

State of Oregon

County of Deschutes

December 12, 1996

Personally appeared the above named Brenda Rowe
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Denise L Bailey
Notary Public for Oregon
My Commission expires: 10/24/00

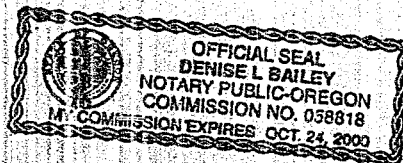


EXHIBIT "A" LEGAL DESCRIPTION

E1/2 NW1/4 EXCEPTING THEREFROM the Westerly 90 feet; and the W1/2 NE1/4 All in Section 29, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of Gerber Road.

EXCEPTING THEREFROM a piece or parcel of land situate in the NE1/4 NW1/4, said Section, Township and Range, containing 1,600 square feet Being 40 feet along its East-West dimension and 40 feet along its North-South dimension: at the exact center of which is located the irrigation well identified as "Well No. 2" in Application No. G-4819 to Appropriate the Ground Waters of the State of Oregon and from which center of well the Northwest corner of said Section 29 bears North 67 degrees 47 1/2' West, 2740.2 feet, more or less, distant, together with the right of ingress and egress thereto for both physical access and an electrical power supply.

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of Amerititle the 16th day
of December A.D., 19 96 at 10:55 o'clock A.M. and duly recorded in Vol. M96
of Deeds on Page 38876

FEE \$40.00

County Clerk
by Bernetha Letsch

Kathleen Ross