

KLAMATH COUNTY TITLE COMPANY

K-50182-D

STATUTORY WARRANTY DEED (Individual or Corporation)

DARRELL B. MCCLANE

conveys and warrants to RAY ANTHONY NUTTER AND CINDY NUTTER, HUSBAND AND WIFE, Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

97 JAN 24 P 2:53

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 16th day of January 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Darrell B. McClane
DARRELL B. MCCLANE

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 24th day of January 19 97
by DARRELL B. MCCLANE

Susan Marie Campbell
Notary Public for Oregon
My commission expires: 3-1-98

After recording return to:
Ray and Cindy Nutter
14284 Indian Acres Trail
Redding, CA 96003

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

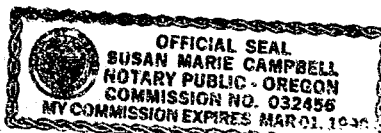


EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon.

A tract of land situated in the S½NE¼ of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89 degrees 48' 10" East a distance of 60.00 feet and South 00 degrees 16' 52" West a distance of 362.50 feet from the Northwest corner of the SW¼NE¼ of said Section 34; thence South 00 degrees 16' 52" West along the East right of way line said road a distance of 362.50; thence East a distance of 601.78 feet; thence North a distance of 362.50 feet; thence West a distance of 600.00 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SE¼NE¼ of Section 34 Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89 degrees 48' 10" East a distance of 60.00 feet and South 00 degrees 16' 52" West a distance of 543.75 feet from the Northwest corner of the SW¼NE¼ of said Section 34; thence South 00 degrees 16' 52" West along the East right of way line of said road a distance of 181.25 feet; thence East a distance of 601.78 feet; thence North a distance of 181.25 feet; thence West a distance of 600.00 feet, more or less, to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day
of January A.D., 19 97 at 2:53 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2172

FEE \$35.00

by Bernetha G. Letsch County Clerk
Rathen Ross