

JOSEPH KEVIN FRILOT and THERESA SUSANNE FRILOT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT FRANK JAMES and BARBARA R. JAMES, 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:

The S1/2 SW1/4 NW1/4, Section 24, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 913 SITKA AVE., NEWBERG, OR 97132

Dated this 21 day of February, 1997.

Joseph Kevin FriLOT
JOSEPH KEVIN FRILOT
Theresa Susanne FriLOT
THERESA SUSANNE FRILOT

STATE OF California SS. February 21 1997
COUNTY OF Orange T.M.L.
Personally appeared the above named JOSEPH
JOSEPH KEVIN FRILOT AND
THERESA SUSANNE FRILOT

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Tanja M. Rehder
Notary Public for California
My commission expires 10/19/98

ESCROW NO. MT40598-KA

Return to:
ROBERT FRANK JAMES
913 SITKA AVE.
NEWBERG, OR 97132

97 FEB 27 AM 1:59

STATE OF CALIFORNIA

County of OrangeTitle or type of Document Warranty DeedNumber of Pages 1 Date of Document _____

Signer(s) Other than named below _____

On February 21, 1997 before me Tanja M. Rehders, Notary Public personally appearedJoseph Kevin Frilot andTheresa Susanne Frilot

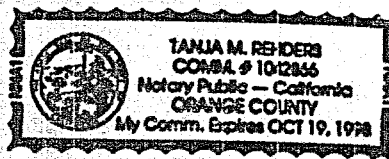
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tanja M. Rehders

Notary Public in and for said County and State

(Seal)



STATE OF CALIFORNIA

County of _____

Title or type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other than named below _____

On _____ before me _____ personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Notary Public in and for said County and State

(Seal)

UD04 (Rev. 4/94)

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 27th day
of February A.D., 19 97 at 11:59 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 5843

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross