

JIMMY L. SCOTT and JOANNE L. SCOTT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
THOMAS A. JAMES and HEATHER 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:

Lot 17, Block 17, SECOND ADDITION, RIVER PINES ESTATES, according
to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Tax Account #2309-013CO-05300 Key No: 130334

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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 417, GILCHRIST, OR 97737

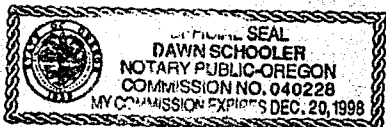
Dated this 27th day of Feb., 1997.

Jimmy L. Scott
JIMMY L. SCOTT

Joanne L. Scott
JOANNE L. SCOTT

STATE OF Oregon SS. February 27, 1997
COUNTY OF Klamath
Personally appeared the above named Jimmy L. Scott and
Joanne L. Scott

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. SR002194CN

Return to:
THOMAS A. JAMES
PO BOX 417
GILCHRIST, OR 97737

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 28th day of February A.D., 1997
at 3:49 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 6187

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.

97 FEB 28 P3:49