

DONALD E. ROWLETT and JEAN ROWLETT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: SAMUEL D. PORTER and JULIE A. GILMAN, as tenants by the entirety 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: ANY FUTURE CONVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FOR ANY SUBDIVISION OF SELLERS ADJACENT PROPERTY (NORTH), WHICH SHALL BIND THE PROPERTY TRANSFERRED HEREIN, EXCEPTING ANY LIMITATION ON HEIGHTS OF TREES. *x* *gf*

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.

97 MAR -3 P 3:39 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 \$ 33,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1701 QUAIL RIDGE ROAD, KLAMATH FALLS, OR 97601

Dated this 3rd day of March, 19 97

x *Donald E. Rowlett*
DONALD E. ROWLETT

x *Jean Rowlett*
JEAN ROWLETT

STATE OF Oregon

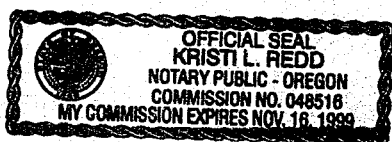
COUNTY OF Klamath

SS. March 19 97

Personally appeared the above named Donald E. Rowlett and

Jean Rowlett

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT40762-KR

Return to:

SAMUEL D. PORTER

1701 QUAIL RIDGE ROAD

KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 SE1/4 Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 2, Tract 1263 - Quail Ridge Subdivision; thence North 02 degrees 35' 42" West 66.06 feet; thence 110.29 feet along the arc of a 70.00 foot radius curve to the right, the long chord of which bears North 42 degrees 32' 25" East 99.23 feet; thence North 87 degrees 40' 31" East 44.74 feet; thence South 02 degrees 34' 04" East 135.90 feet to the Northeast corner of said Lot 1; thence along the North line of said Lot 1 South 87 degrees 25' 56" West 115.00 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of March A.D., 19 97 at 3:39 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 6320

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Rose