

TOMMY LEE YOAKUM and ROBERTA ANNE YOAKUM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: THEODORE P. ROLLER and ANNE L. ROLLER, 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: 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 JUN 30 AM 11:36

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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1853 PINE GROVE RD., KLAMATH FALLS, OR 97603

Dated this 24th day of JUNE, 1997.

Tommy Lee Yoakum
TOMMY LEE YOAKUM

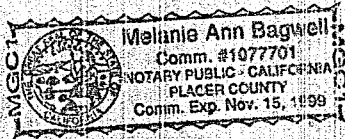
Roberta Anne Yoakum
ROBERTA ANNE YOAKUM

STATE OF Calif. SS. 6-24- 19 97
COUNTY OF PLACER

Personally appeared the above named Tommy Lee Yoakum AND
Roberta Anne Yoakum

and acknowledged the foregoing instrument to be A voluntary act.

Before me:



(seal)

Notary Public for Placer Co, Calif.
My commission expires 11-15-99

ESCROW NO. MT41709-KA

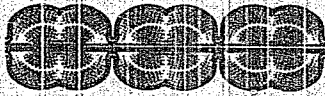
Return to:
THEODORE P. ROLLER
1858 PINE GROVE RD.
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the Northeast quarter of the Northwest quarter of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4" steel rod on the Easterly right of way boundary of the County Road (Pine Grove Road), which point bears South 854.93 feet and West 1281.6 feet from the quarter corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 06' West, along said right of way boundary a distance of 133.6 feet to the true point of beginning; thence continuing South 0 degrees 06' West 25.0 feet, more or less, thence South 89 degrees 30' east a distance of 169.0 feet; thence South 0 degrees 06' East 186.53 feet; thence South 85 degrees 15' East 264.98 feet; thence North 0 degrees 06' East 234.16 feet; thence north 89 degrees 55' west a distance of 433.10 feet to the point of beginning.

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

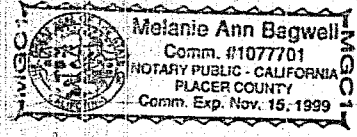
COUNTY OF PLACER)

On 6-24-97 before me, MELANIE ANN BAGWELL
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Tommy Lee Yoakum & Roberta Anne Yoakum
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.

Melanie Ann Bagwell
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT WARRANTY DEED
DATE OF DOCUMENT 6-24-97 NUMBER OF PAGES two
SIGNER(S) OTHER THAN NAMED ABOVE NONE

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Averititle the 30th day of June A.D., 19 97 at 11:38 o'clock A. M., and duly recorded in Vol. 497 of Deeds on Page 20265.

FEE \$40.00 By Bernetha G. Letsch, County Clerk
Ruthie Rose