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After Recording &
Until a change is requested
all tax statements shall be
sent to:

Lori Tinkess (Hummel)

PO BOX 814 PO BOX 1943
Chiloquin, OR 97624

MTN 20204
MTN 41833-LW
Klamath Falls, OR 97601

Vol. 1191 Page 23736

SPECIAL WARRANTY DEED

SYLVIA M. LACROIX, Grantor, conveys and specially warrants to
LORI TINKESS, Grantee, the real property located in Klamath County,
Oregon, described on Exhibit A, attached hereto and by this reference
incorporated herein.

Free of encumbrances save and except:

1. Reservations in patents;
2. Liens and encumbrances suffered or permitted by Grantee;
3. The assessment roll and the tax roll disclose that the
premises herein described have been specially assessed as Farm Use
Land. If the land becomes disqualified for the special assessment
under the statute, an additional tax may be levied; in addition
thereto, a penalty may be levied if notice of disqualification is not
timely given;
4. Rights of the public in and to any portion of the herein
described premises lying within the limits of streets, roads or
highways;
5. Reservations and restrictions as contained in Patent
recorded in Volume 76, page 419, Deed Records of Klamath County,
Oregon, including but not limited to the following:

"There is reserved from the lands hereby granted, a right of
way thereon for ditches or canals constructed by the authority of the
authority of the United States."
6. An easement created by instrument, subject to the terms and
provisions thereof dated August 4, 1941, recorded September 15, 1941,
in Volume 141, page 167, Deed Records of Klamath County, Oregon, in
favor of The California Oregon Power Company for a 20 foot wide
easement for power lines along the West 60 feet of Lots 5 and 8.
7. Reservations and restrictions as contained in Patent
recorded in Volume 164, page 45, Deed Records of Klamath County,
Oregon, including but not limited to the following:

"Subject to rights of way to The California Oregon Power
Company, a corporation, for pole lines over and across said premises."
8. Grant of Right of Way, subject to the terms and provisions
thereof, dated December 6, 1944, recorded December 14, 1944, in Volume
171, page 356, Deed Records of Klamath County, Oregon, in favor of The
California Oregon Power Company for right of way 10 feet in width for
pole and wire line.

9. Agreement, subject to the terms and provisions thereof, dated July 28, 1970, recorded July 29, 1970, in Volume M70, page 6377, Microfilm Records of Klamath County, Oregon, regarding powerline and road appurtenant to the herein described property.

10. A perpetual, non-exclusive easement for ingress and egress 60 feet in width as reserved to vendor in unrecorded contract from Donald James Legget and Elida Legget, husband and wife, to Joseph Samuel LaCroix and Sylvia Mae LaCroix, disclosed by Klamath County Circuit Court Case No. 75-184L.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

Grantor, by executing this document, declares under the penalties of perjury:

1. She is not a foreign person;
2. Her true name is: Sylvia M. LaCroix;
3. Her tax identifying number is: 268-36-0202;
4. Her home or office address is: PO Box 6985, Bend, OR 97708.

The true and actual consideration for this conveyance is \$38,500.

DATED this 2 day of Sept, 1988.

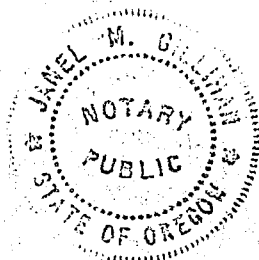
Sylvia M. LaCroix
SYLVIA M. LACROIX, Grantor

STATE OF OREGON

County of Deschutes

)
) ss.
)

On the 2nd day of September, 1988, personally appeared the above-named SYLVIA M. LACROIX and acknowledged the foregoing instrument to be her voluntary act. Before me:



Janel M. G. Linder
Notary Public for Oregon
My Commission Expires: 5-20-89

Order No.: 20204-K

EXHIBIT "A"
LEGAL DESCRIPTION

The following described tracts in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point on the East line of Government Lot 6, said Section 7, at a point that is 174.80 feet South of the Northeast corner of said Lot 6; thence South along the East line of said Government Lot 6, and Government Lots 7 and 12 to the Southeast corner of said Government Lot 12; thence West along the South line of said Government Lot 12 to a point that is 450.4 feet East of the Southwest corner thereof, said point being the Southeast corner of a tract conveyed to Anderson by Contract recorded February 26, 1963 in Deed Book 343 at page 340; thence North along said Anderson tract a distance of 660 feet; thence West along said Anderson tract a distance of 660 feet to the East line of a tract conveyed to Anderson by Contract recorded February 26, 1963 in Deed Book 343, page 338; thence North along the East line of said Anderson tract a distance of 452.1 feet to the Northeast corner thereof; thence West along the North line of said Anderson tract a distance of 449.10 feet to the Southeast corner of a tract conveyed to Harold Sefton by deed recorded March 5, 1963 at Book 343 at page 449; thence North along the East line of said Sefton tract, a distance of 138 feet to the Northeast corner thereof; thence West along the North line of said Sefton tract and the North line of a tract conveyed to Edith Padgett by Deed recorded March 4, 1963 in Book 343 at page 447, a distance of 631.30 feet to the Northwest corner of said Padgett tract; thence South along the West line of said Padgett tract a distance of 138 feet to the Southwest corner thereof; thence West 30 feet to the West line of Government Lot 8 of said Section 7; thence North along the West line of Government Lot 8 and 5 of said Section 7, to a point that is South 174.8 feet from the Northwest corner of said Government Lot 5; thence East parallel to the North line of said Government Lot 5 and 6 to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Government Lot 5 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian: Beginning at the 1/4 corner common to Section 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South along the West line of Lots 2 and 5, 834.8 feet to the point of beginning; thence East parallel with the North line of Section 7, 864.8 feet; thence South 208.7 feet; thence West parallel with the North line of Section 7, 864.8 feet to the West line of Lot 5; thence North 208.7 feet to the point of beginning.

ALSO EXCEPTING the South 451.3 feet of Government Lot 6 and the North 208.6 feet of Government Lot 7.

Tax Account No.: 3507-007A0-00700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle of July A.D., 1997 at 11:52 o'clock A. M., and duly recorded in Vol. 1997 of Deeds on Page 23756.

FEE \$40.00

By Bernetha G. Letsch, County Clerk