

QUINTON D. CRAM and PHYLLIS L. CRAM, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
SCOTT BRAINARD,

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.

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 \$ 22,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 644, Keno, OR 97627

Dated this 23 day of July, 1997

Quinton D. Cram
QUINTON D. CRAM

Phyllis L. Cram
PHYLLIS L. CRAM

STATE OF California SS. July 23 19 97

COUNTY OF Orange

Personally appeared the above named Quinton D. Cram
& Phyllis L. Cram

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kathleen L. Hanks
Notary Public for California
My commission expires 1-1-2000

ESCROW NO. MT42049-LW

Return to:

SCOTT BRAINARD

P.O. Box 644

Keno, OR 97627

23775

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located in the SE1/4 SE1/4 Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Commencing at a 5/8" iron pin on the Southeasterly right of way line of Clover Creek Road also being on the West line of said SE1/4 SE1/4; thence South 00 degrees 30' 36" East along the said West line 690.50 feet to the true point of beginning; thence South 00 degrees 39' 36" East to the line of a public road; thence North 85 degrees 33' 42" East along the said Northerly right of way line 385.38 feet to a point; thence North 71 degrees 21' 54" East along the said Northerly right of way line 33.00 feet to a point; thence North 41 degrees 43' 19" West 362.04 feet to a point; thence South 38 degrees 20' 44" West 283.00 feet to the point of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 25th day of July A.D., 1997
at 1:25 o'clock P. M. and duly recorded
in Vol. MO 7 of Deeds Page 23774

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$35.00

Deputy.