

DELBERT E. CASE, JR. and RENE A. CASE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MARK A. CARLSON and SHANNON L. CARLSON, 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.

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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8444 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 25 day of July, 1997.

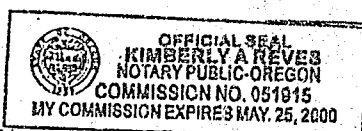
Delbert E. Case, Jr.
DELBERT E. CASE, JR.

Rene A. Case
RENE A. CASE

STATE OF OREGON
COUNTY OF KLAMATH SS. July 25 19 97

Personally appeared the above named DELBERT E. CASE, JR. AND
RENE A. CASE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT41989-KA

Return to:

MARK A. CARLSON
8444 HIGHWAY 39
KLAMATH FALLS, OR 97603

97 JUL 29 AM 11:24

EXHIBIT "A"
LEGAL DESCRIPTION

24079

Beginning at a point on the West line of the Dalles-California Highway, which is South 1991.75 feet and 30 feet West from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 495.94 feet; thence South 269.1 feet; thence North 88 degrees 43' East 496.0 feet, more or less, to said West line of the Dalles-California Highway; thence North 257.9 feet to the point of beginning, being in the Southeast quarter of the Northeast quarter of said Section, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of July A.D., 19 97 at 11:24 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 24078

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch