

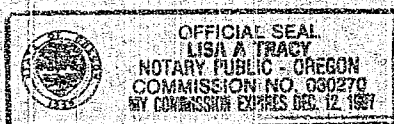


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STATUTORY WARRANTY DEED

LLOYD E. HILLIKER and IRENE HILLIKER, husband and wifeconveys and warrants to CLAYTON SANDERS and TERESA SANDERS, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantor,
Lot 11 in Block 5 of JACK PINE VILLAGE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.Tax Account No. Key No. R134161
Key No. M31351This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A"
ATTACHEDTHIS 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 consideration for this conveyance is \$ 56,000.00 (Here comply with the requirements of ORS 93.030)Dated this 22 day of August, 1997Lloyd E. Hilliker
LLOYD E. HILLIKERIrene Hilliker
IRENE HILLIKERSTATE OF OREGON
County of DESCHUTES } ss.BE IT REMEMBERED, That on his 22 day of August, 1997, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
LLOYD E. HILLIKER and IRENE HILLIKERknown to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal the day and year last above
written.Lisa A. Tracy
Notary Public for Oregon.
My Commission expires DECEMBER 12, 1997Title Order No. K-51084Escrow No. 9740339

After recording return to:

CLAYTON SANDERSP O BOX 303CRESENT, OR 97733

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:CLAYTON SANDERSP O BOX 303CRESENT, OR 97733

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

2. Right of Way Easement, including the terms and provisions thereof.

Dated : May 19, 1969

Recorded : May 22, 1969, in Volume M69 page 3857, and recorded May 27, 1969, in Volume M69 page 3955, Deed records of Klamath County, Oregon

From : Betty Jane Ahern

To : Midstate Electric Cooperative, Inc., a cooperative corporation.

3. Reservations and restrictions in the dedication and as shown on the plat of Jack Pine Village as follows:
 "...dedicate to the use of the public as public ways forever all streets shown on said plat. I also dedicate, donate and convey to Klamath County the areas shown as 'I' street plugs on the annexed plat. Said areas to be designated as a public street when the County's governing body determines it necessary."

4. Building and Use Restrictions of Jack Pine Village, recorded May 23, 1969, in Volume M69 page 3870, Deed records of Klamath County, Oregon.

7. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 25th day
 of August A.D. 19 97 at 3:14 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 27782.

FEE \$35.00

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