

WARRANTY
DEED

KNOW ALL MEN BY THESE PRESENTS, that

SEP 26 P2:04

ROBERT A. GARRETT, herein after called grantor, for the consideration hereinafter stated, to grantor paid by MARK W. DICKEY, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows:

SEE DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seised in fee simple of the above granted premises free from all encumbrances and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all person whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that is this deed apply equally to corporations and individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 7 day of MARCH 1997 If a corporate grantor, it has caused its name to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

BY: Robert A. Garrett
ROBERT A. GARRETT

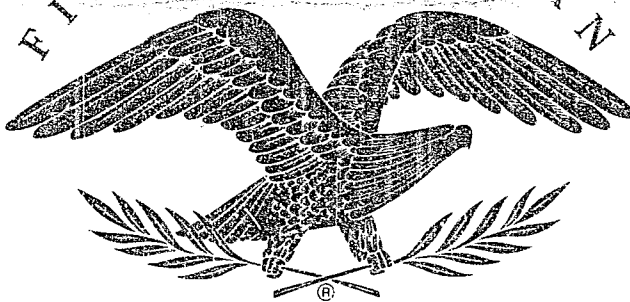
Grantor: ROBERT A. GARRETT

Grantee: MARK W. DICKEY P.O. Box 1740
Crescent City, Ca. 95531

Until requested otherwise send all tax statements to the Grantee at the above address.

FIRST AMERICAN

31513



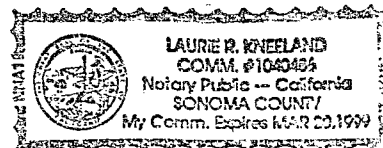
STATE OF CALIFORNIA } ss.
COUNTY OF SONOMA

On MARCH 14 1997, before me, LAURIE R. KWELAND - Notary Public
personally appeared ROBERT A. GARRETT

_____, 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.

Signature [Signature]



(This area for official notarial seal)

Title of Document _____
Date of Document _____ No. of Pages _____
Other signatures not acknowledged _____

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Robert A. Garrett the 26th day
of Sept. A.D., 19 97 at 2:04 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 31512.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross