

ALLEN B. TITUS and VALERIE D. TITUS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY A. REYNOLDS,
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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4516 WINTER AVENUE, KLAMATH FALLS, OR 97603

Dated this 10 day of December, 1997.

Allen B. Titus
ALLEN B. TITUS

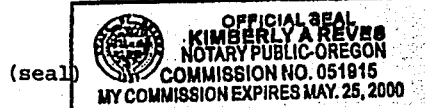
BY: Valerie D. Titus HIS ATTY-IN-FACT
VALERIE D. TITUS

Valerie D. Titus
VALERIE D. TITUS

STATE OF OREGON
COUNTY OF KLAMATH
SS. December 10 19 97

Personally appeared the above named VALERIE D. TITUS AS AN INDIVIDUAL AND
AS ATTORNEY-IN-FACT FOR ALLEN B. TITUS

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

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

ESCROW NO. MT43133-KA

Return to:
JEFFREY A. REYNOLDS
4516 WINTER AVENUE
KLAMATH FALLS, OR 97603

40396

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East and West quarter line which lies North 88 degrees 57' East a distance of 1,084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and runs thence: continuing North 88 degrees 57' East along the East and West quarterline a distance of 135 feet to an iron pin; thence North 1 degree 12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East and West quarter line a distance of 135 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. EXCEPTING THEREFROM any portion lying within Winter Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 11th day
of December A.D., 19 97 at 3:48 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 40395

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Krael