

After recording return to: '97 DEC 12 P3:25
LEONARD G. VANCURLER
4772 TREEWOOD COURT
FLORENCE, OR 97439

TITLE ORDER NO: K-51701
 KEY ESCROW NO: 41-1259

Until a change is requested tax statements
 shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

JAMES A. BAKER and FRANCES A. BAKER, husband and wife Grantor,
 conveys and warrants to:

LEONARD G. VANCURLER and GEORGE F. VANCURLER, not as tenants in common, but
 with the right of survivorship, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

Lot 20 in Block 4 of Tract 1069, according to the official plat thereof
 on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the exceptions, exclusions and stipulations which are
 ordinarily part of such Policy form and the following:

See Attached Exhibit "A"

Tax Account No: 165145

Map No: 2607-1C-2000

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 consideration for this conveyance is \$17,500.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/the
 whole of the (indicate which) consideration.

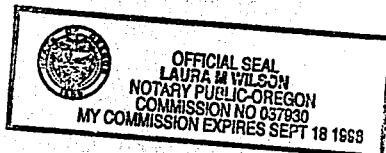
If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 5th day of December, 1997.

GRANTOR(S):

James A Baker
 JAMES A. BAKER

Frances A Baker
 FRANCES A. BAKER



STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on DEC 5, 1997,
 by JAMES A. BAKER and FRANCES A. BAKER

Laura M Wilson
 Notary Public for Oregon

My commission expires: 9-18-98

EXHIBIT "A"

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River and the ownership of the State of Oregon in and to that portion lying below the Little Deschutes River high water mark thereof.
2. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
3. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin. Imposed by instrument as contained in the dedication of Tract No. 1069, as follows: "...1) 25 foot building set-back from front and side property lines. 2) Public utilities easement 16 feet in width centered on all side and back lot lines. 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4) all sanitary facilities subject to approval of the County Sanitarian. 5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved from public access easement. 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. 7) All existing easements and reservations of record. 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."
4. Articles of Association of Little Deschutes River Woods Owner Association, including the terms and provisions thereof,
 Recorded : March 12, 1973, in Volume M73 page 2591, Deed records of Klamath County, Oregon.
 Amended : October 2, 1975, in Volume M75 page 12048, and recorded December 6, 1977, in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.
5. Right of Way Easement, including the terms and provisions thereof,
 Dated : August 14, 1978
 Recorded : September 6, 1978, in Volume M78 page 18615, Deed records of Klamath County, Oregon
 From : Michael B. Jager and Margaret H. Jager and Clark J. Kenyon
 To : Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day
 of December A.D., 19 97 at 3:25 o'clock P.M., and duly recorded in Vol. M97
 of Deeds on Page 40558

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen K. [Signature]