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STATUTORY WARRANTY DEED

K-51916

DORMAN A. TURNER AND ARLENE I. TURNER

conveys and warrants to JEFFREY H. SANDERS AND ROCHELLE SANDERS, HUSBAND AND WIFE, Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
 THE NORTH 150 (AS MEASURED ALONG THE EAST AND WEST LINES) OF TRACT 6, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of February, 19 98

Dorman A. Turner
 DORMAN A. TURNER

Arlene I. Turner
 ARLENE I. TURNER

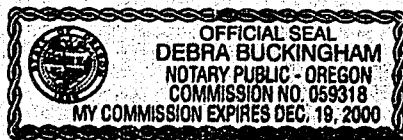
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 19 day of February, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DORMAN A. TURNER AND ARLENE I. TURNER

known 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 hereunto set my hand and affixed my official seal the day and year last above written.



Debra Buckingham
 Notary Public for Oregon.
 My Commission expires 12-19-2000

Title Order No. K-51916Escrow No. K51916D

After recording return to:

JEFFREY H. SANDERS4804 COTTAGE AVENUEKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

JEFFREY H. SANDERS4804 COTTAGE AVENUEKLAMATH FALLS, OR 97603

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 24th day of February A.D., 1998
 at 11:14 o'clock A. M. and duly recorded
 in Vol. M98 of Deeds Page 5884

Bernetha G. Leisch, County Clerk

Fee,

\$30.00

Deputy.

By Kathleen Rose