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STATUTORY WARRANTY DEED

FRED R. BARNES AND BEBE P. BARNES

conveys and warrants to STEVEN C. COX AND JODI COX, HUSBAND AND WIFE

Grantor,

Grantee,

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

LOT 16 IN TRACT 1300-KLAMATH MEADOWS EAST, 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 \$ 20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26 day of February 19 98

Fred R. Barnes by Ron Barnes POA
FRED R. BARNES

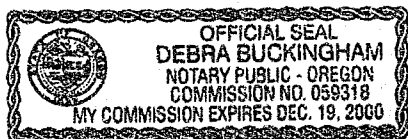
Bebe P. Barnes by Ron Barnes POA
BEBE P. BARNES

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 26 day of February, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RON BARNES AS ATTORNEY IN FACT FOR FRED R. BARNES AND BEBE P. BARNES

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE 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.



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

Title Order No. K-51554
Escrow No. K51554D

After recording return to:

STEVEN C. COX
10030 HOMEDALE RD.
KLAMATH FALLS, OR 97603

Name, Address, Zip

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

STEVEN C. COX
10030 HOMEDALE RD.
KLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

First American Title

on this 2nd day of March A.D., 1998
at 11:12 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 6654

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.