

After recording return to: 98 APR -6 P1-54

TITLE ORDER NO: K-52145

DARREN K. FRANK

KEY ESCROW NO: 41-1437

P.O. BOX 766

GILCHRIST, OR 97737

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

NORMAN E. HATCHER, an individual Grantor,

conveys and warrants to:

DARREN K. FRANK and YVONNE L. FRANK, husband and wife, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 151846	Map No: 2409-017B0-00500
Tax Account No: 151999	Map No: 2409-017B0-00600
Tax Account No: 152024	Map No: 2409-017B0-04100
Tax Account No: 152015	Map No: 2409-017B0-04200
Tax Account No: M43358	Map No: M-101062
Tax Account No: 152006	Map No: 2409-017B0-04300

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 \$70,000.00. 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 3rd day of APRIL, 1998.

GRANTOR(S):

Norman E. Hatcher
NORMAN E. HATCHER

STATE OF OREGON, County of DESCHUTES ss.

This instrument was acknowledged before me on April 3, 1998,
by NORMAN E. HATCHER

Cheryl E. Heutzenreider
Notary Public for Oregon

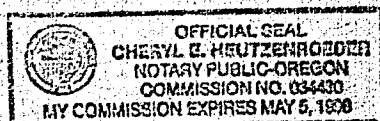
My commission expires: May 5, 1998

EXHIBIT "A"
DESCRIPTION OF PROPERTY

PARCEL 1:

Lots 14, 15 and 6 in Block 3 of ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Beginning at the most Southerly corner of Lot 7, Block 4 of Roberts River Acres as platted and filed in volume 16, sheet 1, Klamath County Plat Records on December 14, 1964; thence South 31°18' West a distance of 588.25 feet to the True Point of Beginning; thence North 58°42' West a distance of 360.00 feet, more or less, to the center of the Little Deschutes River; thence Southwesterly along the thread of said river to the East-West centerline of Section 17, Township 24 South, Range 9 East of the Willamette Meridian; thence East along said East-West center line a distance of 1,000 feet, more or less, to the Westerly right of way line of Kamloop Lane, thence following said Westerly right of way line as follows: North 31°18' East a distance of 70.22 feet, thence East a distance of 60.64 feet, thence North 24°42' East a distance of 154.01 feet, thence North 31°18' East a distance of 117.03 feet to the true point of beginning, all in Klamath County, Oregon; said description being located in the SW ¼ NW ¼ of Section 17, Township 24 South, Range 9 East of the Willamette Meridian and also in Lot 1, Block 5 of ROBERTS RIVER ACRES, 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 copy attached):

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 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. Restrictions shown on the recorded plat and contained in the dedication of Roberts River Acres.

4. 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
Recorded : November 2, 1966 in Volume M66 page 11487, Deed records of Klamath County, Oregon
and Recorded : May 22, 1972 in Volume M72, page 5442, Deed records of Klamath County, Oregon

5. An easement created by instrument, including the terms and provisions thereof;
Recorded : February 9, 1989 in Volume M89, page 2580, Deed records of Klamath County, Oregon
Favor of : Midstate Electric Cooperative Inc., a cooperative
For : electric transmission line
Affects : Parcel 2

6. An easement created by instrument, including the terms and provisions thereof;
Recorded : March 19, 1998 in Volume M98, page 7302, Deed records of Klamath County, Oregon
Favor of : Midstate Electric Cooperative, Inc., a cooperative
For : 40' wide easement for electrical facilities
Affects : Parcel 2

7. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 6th day
of April A.D. 19 98 at 1:54 o'clock P M., and duly recorded in Vol. M98
of Deed B on Page 11117

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rosa