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MTC 44267-LW Vol. 1198 Page 16352  
WARRANTY DEED

WOODROW W. CAVE and ROBERTA E. CAVE, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LYNDA BAKER,

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 \$ 62,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 9375 HWY 39 KLAMATH FALLS, OR 97603

Dated this 23rd day of April, 1998

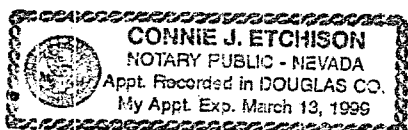
Woodrow W. Cave  
WOODROW W. CAVE

Roberta E. Cave  
ROBERTA E. CAVE

STATE OF Nevada SS. 4-23 1998  
COUNTY OF Carson City

Personally appeared the above named Woodrow W. Cave &  
Roberta E. Cave

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Connie J. Etchison  
Notary Public for Douglas Co., NV  
My commission expires 3/13/99

ESCROW NO. MT44267-LW

Return to:

LYNDA BAKER  
9375 HWY 39  
KLAMATH FALLS, OR 97603

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EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the following described parcel of land lying Westerly of the Burlington Northern Railroad and Easterly of the No. 1 Drain in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

All of Government Lots 2, 3, 4 and Government Lot 10 lying North of the Lost River and the W1/2 of the NW1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon not already conveyed to the United States for canals and drains and which is situated North of a line beginning at a point on the center line of the County Road, and North 428.9 feet of the quarter corner on the West side of said Section 31, and running thence North 89 degrees 45' East 1660 feet to the West edge of the U.S.R.S. Drain Ditch; thence South 300 feet; thence North 89 degrees 45' East 760 feet, more or less, to the meander line of Lost River. ALSO that portion of the NW corner of Government Lot 9 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which adjoins Government Lot 10 on the West side of the river.

EXCEPTING THEREFROM any portion lying within the right of way of the Great Northern Railway Company.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day  
of May A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 16352.

FEE \$35.00

By Kathleen Ross  
Bernetha G. Letsch, County Clerk