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STATUTORY WARRANTY DEED

GLADYS E. SMITH AND VIOLET FISHER, TRUSTEES OF THE GLADYS E. SMITH TRUST, Grantor,
conveys and warrants to PHILLIP B. SINCLAIR AND EUNICE SINCLAIR, HUSBAND AND WIFE, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 \$ 32,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of July 19 98

X Violet F. Fisher Trustee
VIOLET FISHER, TRUSTEE

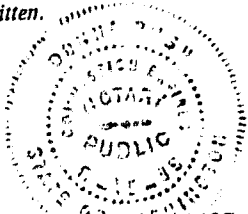
ARDELLA SEAY, TRUSTEE

STATE OF OREGON Washington } ss.
County of Clatsop

BE IT REMEMBERED, That on this 31st day of July 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Violet F. Fisher

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



X Sonu Rana
Notary Public for Oregon, WA
My Commission expires 8-15-99

Title Order No. K52537
Escrow No. K52537D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PHILLIP B. SINCLAIR
1703 SW MARIGOLD
PORTLAND, OR 97219

Name, Address, Zip

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

PHILLIP B. SINCLAIR
1703 SW MARIGOLD
PORTLAND, OR 97219

Name, Address, Zip

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, T. 34 S., R. 7 E.W.M. and running thence N. 89°42'15" E. 400.0 feet; thence South 62.42 feet; thence S. 50°43'50" E. 193.0 feet and the true point of beginning of this description; thence S. 39°16'10" W. 408.35 feet to a point on the Northeasterly bank of Williamson River, thence N. 56°00' W. 110.47 feet; thence N. 39°16'10" E. 418.49 feet; thence S. 50°43'50" E. 110.0 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 21st day
of August A.D., 19 98 at 3:07 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 30859.

FEE
\$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose