

After recording return to:

VERNE E. RYAN JR.P.O. BOX 285CRESCENT, OR 97733

TITLE ORDER NO: K-52734

KEY ESCROW NO: 41-1764

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

TONY LEIS and MARGARET LEIS, husband and wife Grantor,

conveys and warrants to:

VERNE E. RYAN JR. and HAZEL A. WOOD, not as tenants in common, but with the
right of survivorship, 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: 88238

Map No: 2808-019A0-02500

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 \$29,500.00. 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 7th day of August, 1998.

GRANTOR(S):

Tony A. Leis
TONY LEIS

Margaret A. Leis
MARGARET LEIS

STATE OF OREGON, County of Hamath) ss.

This instrument was acknowledged before me on August 7, 1998,
by TONY LEIS and MARGARET LEIS

Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01

DESCRIPTION OF PROPERTY

A portion of land in the E ½ of the NE ¼ of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, shown as Parcel No. 1 on Map of Survey No. 1343 filed in the office of the Klamath County Surveyor, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, which point is marked by a 1 inch iron pipe; thence South 73 degrees 04' 30" East along the South line of said North Beaver Marsh Addition 537.76 feet to ½ inch iron pipe; thence South 16 degrees 59' West 468.00 feet to 5/8 inch iron pin; thence North 73 degrees 04' 30" West 395.60 feet to a ¾ inch iron pipe on the North-South centerline of the NE ¼ of Section 19; thence North 0 degrees 05' East, 468.97 feet to the point of beginning.

Subject to the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

1. Taxes for the fiscal year 1998-99 a lien not yet payable.

2. Access restrictions, including the terms and provisions thereof,

Dated : October 29, 1954
Recorded : December 10, 1954, in Volume 271 page 112, Deed records of Klamath County, Oregon
From : Joe Bellevance and Lee Vellevanco, husband and wife
To : State of Oregon, by and through its State Highway Commission.

3. Indenture of Access, including the terms and provisions thereof,

Dated : November 8, 1956
Recorded : November 23, 1956, in Volume 288 page 120, which modifies restrictions in Volume 271 page 112
Between : State of Oregon, by and through its State Highway Commission
and : Joe Bellevance and Lee Bellevance, husband and wife.

4 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 28th day
of August A.D., 19 98 at 11:23 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 31627.

FEE \$35.00

By Kathleen Rose
Bernetha G. Letsch, County Clerk