



'99 FEB 18 P2:51

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey L. JackmanP. O. Box 2819LaPine, OR 97739

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

Jeffrey L. JackmanP. O. Box 2819LaPine, OR 97739Escrow No. 9940026Title No. K-53570**STATUTORY WARRANTY DEED**

Richard G. Roberts and Verna Roberts, Grantor, conveys and warrants to Charles H. Jackman and Annette Jackman, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached Exhibit "A" for legal description

TAX ACCOUNT NOS: 2310 2000 and 2310 2700 300

This property is free of liens and encumbrances, EXCEPT:

Easements, Covenants, Conditions and Restrictions of record, if any.

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.

\$202,203.58

The true consideration for this conveyance is ~~\$200,969.00~~ (Here comply with the requirements of ORS 93.030)Dated this 17 day of Feb, 1999.

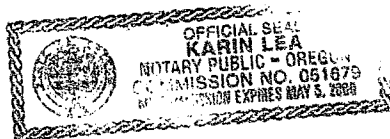
Richard G. Roberts

Verna Roberts

STATE OF OREGON

County of DESCHUTES } ss.

This instrument was acknowledged before me on this 17th day of February, 1999
by RICHARD G. ROBERTS AND VERNA ROBERTS



Notary Public for Oregon

My commission expires 5-5-2000

EXHIBIT "A"

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

That portion of E½E½ of Section 28, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying North of a line described as follows:

Beginning at a point on the East line of Section 28, Township 23 South Range 10 E.W.M., from which a brass cap monument marking the East 1/4 corner of said Section 28 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road N. 74°34'01" W. 16.57 feet; thence N. 76°11'47" W. 696.40 feet to an existing fence; thence along said fence N. 2°32'17" E. 20.07 feet to a fence corner; thence along an existing fence line N. 89°51'55" W. 708 feet, more or less to the West line of the East 1/2 of the East 1/2 of said Section 28.

Subject to a 15 foot wide access easement along the Northerly fifteen feet of the Easterly 712.97 feet of the above described parcel.

Together with a 15 foot wide access easement along the Northerly side of and parallel and contiguous with the Easterly 712.97 feet of the above described parcel.

Together with an access easement over any portion of the SW¼NW¼ of Section 27 Township 23 South, Range 10 E.W.M., lying within fifteen feet of a line described as follows:

Beginning at a point on the West line of said Section 27 from which a brass cap monument marking the West 1/4 corner of said Section 27 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road S. 74°34'01" E. 861.50 feet to a point on the Westerly right of way line of the Burlington Northern Railroad.

Also that portion of the SW¼NW¼ of Section 27, Township 23 South, Range 10 E.W.M., lying West of Railroad and that portion of the NW¼SW¼ of said Section 27 lying West of Railroad and North of a line described as follows:

Beginning at a point on the West line of Section 27, Township 23 South, Range 10 E.W.M., from which a brass cap monument marking the West 1/4 corner of said Section 27 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road S. 74°34'01" E. 861.50 feet to a point on the Westerly right of way line of the Burlington Northern Railroad.

Together with an access easement over any portion of said NW¼SW¼ Section 27 lying within fifteen feet on either side of the above described line.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 18th day
of February A.D., 1999 at 2:51 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 5676

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Rose