

After recording return to:

STEVEN J. SPHAR

52705 RANCH PL

LAPINE, OR 97739

99 FEB 17 1999 NO: 49098

KEY ESCROW NO: 10-22213

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ROBERT D. HASS Grantor,

conveys and warrants to:

STEVEN J. SPHAR and CATHIE E. SPHAR, as tenants by the entirety, 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: 102631

Map No: 2710-600

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 \$137,000.00. 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 February 17th day of 1999, 1999.

GRANTOR(S):

ROBERT D. HASS

STATE OF OREGON, County of Benton) ss.

This instrument was acknowledged before me on February 17, 1999,
by ROBERT D. HASS

Joyce J. Muller
Notary Public for Oregon

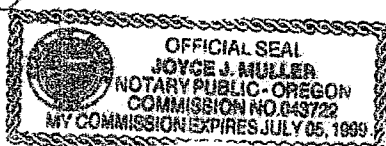
My commission expires: 07/05/99

EXHIBIT "A"

LEGAL DESCRIPTION:

In Township 27 South, Range 10 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

Section 10: SE 1/4 SE 1/4
Section 11: SW 1/4 SW 1/4
Section 14: E 1/2 W 1/2, NW 1/4 NW 1/4
Section 23: NE 1/4 NW 1/4

CODE 8 MAP 2710 TL 600

SUBJECT TO:

As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

This property lies within and is subject to the levies and assessments of the Fire Patrol District.

The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

Possible lack of access to and from said land. Our examination of the subject property does not disclose access to a public street or way. If an appurtenant easement over adjoining property is to be insured, an additional charge will be made.

Conditions, restrictions and reservations, including the terms and provisions therein contained in Patent:

Dated : January 12, 1926
Recorded : July 13, 1927
Book : 76
Page : 119
Recorder's Fee No. : 75614

An easement created by instrument, including the terms and provisions thereof,

Dated : February 1, 1974
Recorded : February 5, 1974
Book : M-74
Page : 1247
Recorder's Fee No. : 85763
In favor of : United States of America
For : A road

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of February A.D., 1999 at 2:05 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 5818

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Rosa