

After recording return to: '99 FEB 24 11:18
DARRELL G. ROSE
4228 SHANNON
EUGENE, OR 97404

TITLE ORDER NO: K-52782
 KEY ESCROW NO: 41-1805

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

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL OR CORPORATION)

PATRICK F. JANISCH and LINDA KAY JANISCH, as tenants by the entirety Grantor,
 conveys and warrants to:

DARRELL G. ROSE and JANE A. ROSE, husband and wife, 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: R163361

Map No: R-2607-004A0-05200

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 \$66,500.00. 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 18th day of February, 1999.

GRANTOR(S):

Patrick F. Janisch
 PATRICK F. JANISCH
Linda Kay Janisch
 LINDA KAY JANISCH

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on February 18th, 1999,
 by PATRICK F. JANISCH and LINDA KAY JANISCH

Cheryl E. Heitzenroeder
 Notary Public for Oregon

My commission expires: MAY 5, 2002

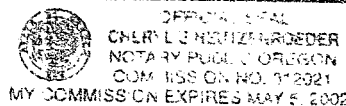


EXHIBIT "A"

Lot 15, Block 12, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
2. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
3. Restrictions shown on the recorded plat and contained in the dedication of Tract 1042, Two Rivers North, as shown in attached Exhibit "A"
4. Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
 Executed by : D-Chutes Estates, Oreg. Ltd.
 Recorded : August 10 1984 in Volume M84, page 13618, Deed records of Klamath County, Oregon
 as shown in attached Exhibit "B"
5. Regulations and Assessments of Two Rivers North Road District.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day
 of February A.D. 1999 at 11:18 o'clock A. M., and duly recorded in Vol M99
 of Deeds on Page 6360

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosa