

Aspen
TITLE & ESCROW, INC.
01049243

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049243

AFTER RECORDING RETURN TO:

Douglas William Jackson

2154 Handley Way
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Charles Shirley Rhodes, Sr. and Leslie Louise W. Rhodes,
husband and wife, hereinafter called GRANTOR(S), convey(s) to
Douglas William Jackson, a married man, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$139,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of March, 1999.

Charles Shirley Rhodes Sr.
CHARLES SHIRLEY RHODES SR.

Leslie Louise W. Rhodes
LESLIE LOUISE W. RHODES

STATE OF CALIFORNIA, County of Santa Clara) ss.

On March 17th, 1999, before me Janis L. Filice, Notary Public,
personally appeared Charles Shirley Rhodes, Sr. and Leslie
Louise W. Rhodes personally known to me (or proved to me on the
basis of satisfactory evidence) to be the persons whose names
are subscribed to the within instrument and acknowledged to me
that they executed the same in their authorized capacities, and
that by their signatures on the instrument the persons or the
entity upon behalf of which the persons acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Janis L. Filice
My commission expires: 2/7/02

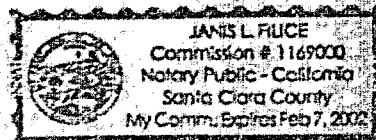


EXHIBIT "A"

3944

A parcel of land situated in the SW 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at a 1" iron shaft with hex nut marking the Northwest corner of said SW 1/4 NW 1/4; thence North 89 degrees 55' East along the North line of said SW 1/4 NW 1/4, 819.09 feet to a 1/2 inch iron pin; thence South 00 degrees 05' East, 124.67 feet to a 1/2 inch iron pin; thence South 89 degrees 55' West, 122.50 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing South 89 degrees 55' West, 122.50 feet to a 1/2 inch iron pin; thence South 00 degrees 05' East, 249.33 feet to a 1/2 inch iron pin on the Northerly right of way line of Lindley Way; thence North 89 degrees 55' East along said right of way line, 122.50 feet to a 1/2 inch iron pin; thence North 00 degrees 05' West, 249.33 feet to the point of beginning.

CODE 4 MAP 3909-5DC TL 500



STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of Aspen Title & Escrow

of March A.D. 1999 at 3:35 o'clock P. M. and duly recorded in Vol. 19th day

on Page 8943

FEE \$35.00

Linda Smith, County Clerk

Linda Smith