

1999 OCT -6 AM 11:33

MT 49280-PS
WARRANTY DEED

Vol M99 Page 39797

DOUGLAS L. PRATT and SANDRA L. PRATT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ELMER JACOBS and JEANETTE JACOBS and KEITH JACOBS and SHERRY JACOBS, with the
rights of survivorship,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3811-V3600-01500 3811-V3600-00800 M-128444

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

SUBJECT TO:

EXISTING MORTGAGES IN FAVOR OF STATE OF OREGON, DEPARTMENT OF VETERANS'
AFFAIRS, RECORDED IN VOLUME M78, PAGE 7770 AND VOLUME M79, PAGE 29675
(AND RE-RECORDED IN VOLUME M80, PAGE 6217) MICROFILM RECORDS OF KLAMATH
COUNTY, OREGON, WHICH BUYERS HEREIN AGREE TO ASSUME AND PAY IN FULL.

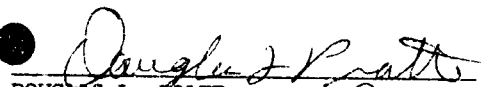

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 153,952.61.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3300 ANDERSON AVE., KLAMATH FALLS, OR 97603

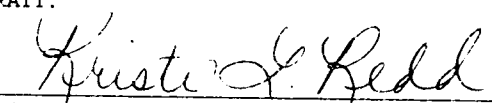
Dated this 4th day of October 1999.


DOUGLAS L. PRATT

SANDRA L. PRATT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 4, 1999 by
DOUGLAS L. PRATT AND SANDRA L. PRATT.




(Notary Public for Oregon)

commission expires 11/16/99

ESCROW NO. MT49280-PS

Return to:
ELMER JACOBS
3300 ANDERSON AVE.
KLAMATH FALLS, OR 97603

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EXHIBIT 'A'
LEGAL DESCRIPTION

The SE1/4 of the SW1/4, and that portion of the NE1/4 of the SW1/4 lying South of the State Highway and that portion of the SE1/4 of the NW1/4 lying South of the State Highway, all in Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the county of Klamath, State of Oregon; LESS that portion conveyed to Klamath County, Political Subdivision of the State of Oregon by instrument dated November 12, 1941, recorded November 29, 1941, in Volume 143 at Page 18 in Deed Records of Klamath County, Oregon.

AND those portions of the SE1/4 NW1/4 and NE1/4 SW1/4 lying North of the Northerly right of way line of the Dairy-Bonanza Highway in Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to J.B. Horsley, et ux, by deed dated November 8, 1945 and recorded February 11, 1946 Book 185 at Page 124 of Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 10/06/99, at 11:33 a.m.
In Vol. M99 Page 39797
Linda Smith,
County Clerk Fee \$ 35.00