



WARRANTY DEED

Vol. M00 Page 3668

Escrow NO.: 01050744
 AFTER RECORDING RETURN TO:
 CAROL MAULDIN
 MICHAEL L. MAULDIN
 JOHN DURAN
~~15345 BOHLMAN ROAD~~ P.O. Box 660
~~SARATOGA, CA 95070~~ Keno, OR 97627

State of Oregon, County of Klamath
 Recorded 2/03/00, at 3:39 p.m.
 In Vol. M00 Page 3668
 Linda Smith,
 County Clerk Fee\$ 31.00

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

RICHARD H. BURTON AND ROBYN L. BURTON, hereinafter called
 GRANTOR(S), convey(s) to CAROL MAULDIN, MICHAEL L. MAULDIN AND
 JOHN DURAN, not as tenants in common but with rights of
 survivorship, 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
 \$38,000.00.

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 30th day of January, 2000.

Richard H. Burton
 Richard H. Burton

Robyn L. Burton
 Robyn L. Burton

STATE OF OREGON, County of LANE).ss

On this 30th day of JANUARY, 2000, personally appeared the above
 named Richard H. Burton and Robyn L. Burton and acknowledged
 the foregoing instrument to be their voluntary act and deed.

Before me: Susan K. Grabowski
 Notary Public for OREGON
 My Commission Expires: 7-30-2000

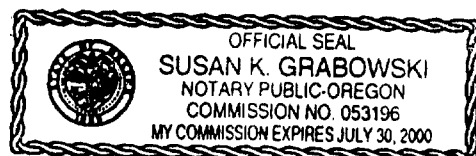


EXHIBIT "A"

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of said N 1/2 NE 1/4 SW 1/4 from which the Northeast corner thereof bears North 89 degrees 54' 49" East, 631.40 feet; thence South 89 degrees 54' 49" West on said North line, 717.40 feet to the Northwest corner of said N 1/2 NE 1/4 SW 1/4; thence South 00 degrees 17' 06" East on the West line of said N 1/2 NE 1/4 SW 1/4, 662.49 feet to the South line of said N 1/2 NE 1/4 SW 1/4; thence North 89 degrees 57' 06" East on said South line, 427.98 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 289.05 feet; thence North 00 degrees 16' 27" West, 331.49 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over the following described parcel of land:

A strip of land 60 feet in width situated in the SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip also being 30 feet wide on each side of the following described centerline:

Beginning at a point on the East line of said SW 1/4 from which the Northeast corner of said SW 1/4 bears North 00 degrees 18' 51" West, 633.39 feet; thence South 89 degrees 57' 06" West, 42.18 feet; thence on the arc of a 121.67 foot radius curve to the right, 191.06 feet; thence on the arc of a 180.00 foot radius curve to the left, 282.74 feet; thence South 89 degrees 55' 57" West, 578.17 feet.

ALSO TOGETHER WITH an undivided 1/3 interest in the well, pump and pumphouse located on the following described property:

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Continued on next page

EXHIBIT "A" CONTINUED

Beginning at a point on the East line of said N 1/2 NE 1/4 SW 1/4 from which the Northeast corner thereof bears North 00 degrees 18' 51" West, 633.39 feet; thence South 00 degrees 18' 51" East on said East line, 30.00 feet to the South line of said N 1/2 NE 1/4 SW 1/4; thence South 89 degrees 57' 06" West on said South line, 921.16 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89 degrees 57' 06" East, 42.18 feet to the point of beginning.

The property described above shall also have access to said well for the purposes of establishing a pipeline and for the purpose of maintaining said pipeline.

The easement for well pipeline shall be located within the boundary of the easement for ingress, egress and utilities as described in this instrument. Also the one-third interest and easement described herein shall be contingent upon the owners of the above described property contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of the above described property shall be bound by the terms of this conveyance and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

CODE 227 MAP 4008-20CO TL 100