

Title Order No. 134326-KAEscrow No. 134326-KA

After recording return to:

Gary D. Turner68 Tuthill Rd.Lyle, WA 98635

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Gary D. Turner68 Tuthill Rd.Lyle, WA 98635

Name, Address, Zip

This space reserved for recorder's use

State of Oregon, County of Klamath

Recorded 3/07/00, at 2:02 p.m.In Vol. M00 Page 7311

Linda Smith,

County Clerk Fee \$ 26.00**STATUTORY WARRANTY DEED**

Keith K. Strain and Janice L. Strain, as tenants by the entirety, as to an undivided one-half interest and Kenneth L. Coffman, an estate in fee simple, as to an undivided one-half interest, all as tenants in common, Grantor, conveys and warrants to Gary D. Turner and Peyt K. Turner, as tenants by the entirety, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

See Exhibit A Attached hereto and made a part hereof;

This property is free from encumbrances, EXCEPT: Those Referenced on Attached Exhibit "A"

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 \$50,000.00.
93.030)

(Here comply with the requirements of ORS

Dated this 3rd day of March, 2000

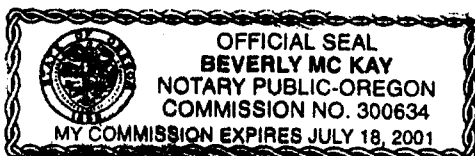
Keith K. Strain
Keith K. Strain

Janice L. Strain
Janice L. Strain

Kenneth L. Coffman
Kenneth L. Coffman

STATE OF OREGON, County of Douglas

This instrument was acknowledged before me on March 3rd, 2000 ss.
by Keith K. Strain, Janice L. Strain and Kenneth L. Coffman



Beverly Mc Kay
Notary Public for Oregon
My commission expires 7-18-01

The NW 1/4 SW 1/4 NE 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County in Deed recorded January 14, 1981 in Book M-81 at Page 728 and in Book M-81 at Page 733.

CODE 250 MAP 2309-1300 TL 1500

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

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

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

Dated : January 8, 1920
 Recorded : April 16, 1920
 Book : 52
 Page : 319
 Recorder's Fee No. : 35538
 As follows: "...subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."

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

Dated : September 17, 1952
 Recorded : January 2, 1953
 Book : 258
 Page : 415
 Recorder's Fee No. : 82061
 In favor of : Midstate Electric Cooperative, Inc., a Cooperative Corporation
 For : Electric transmission or distribution line

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

Dated : February 24, 1983
 Recorded : April 28, 1983
 Book : M-83
 Page : 6464
 Recorder's Fee No. : 22907
 In favor of : Midstate Electric Cooperative, Inc., a Cooperative Corporation
 For : Electric transmission and/or distribution line

Agreement for Electric Service, including the terms and provisions thereof,

Dated : February 24, 1983
 Recorded : April 28, 1983
 Book : M-83
 Page : 6468
 Recorder's Fee No. : 22911
 In favor of : Midstate Electric Cooperative, Inc.
 Applicant : Alvie Coffman