

200 APR 12 PM 3:33

MTC 50696-MS
WARRANTY DEED

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RUSSELL S. FRASER and PATTI FRASER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN BRIGGS,

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

3407-015AB-00100-000

190947

3407-015AA-01300-000

190938

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:
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.

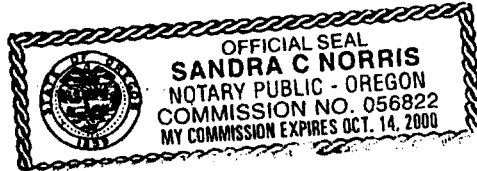
The true and actual consideration for this conveyance is 13,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 620, CHILOQUIN, OR 97624

Dated this 11th day of April, 2000.

Russell S Fraser
RUSSELL S. FRASER

Patti Fraser
PATTI FRASER



State of Oregon
County of

This instrument was acknowledged before me on April 11, 2000 by
RUSSELL S. FRASER AND PATTI FRASER.

Sandra C Norris

(Notary Public for Oregon)

My commission expires

10/14/00

ESCROW NO. MT50696-MS

Return to:

JOHN BRIGGS

P.O. BOX 620

CHILOQUIN, OR 97624

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 11 and 12 in Block 2 of WOODLAND PARK, together with an undivided 2/88th interest in the following described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence Following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

State of Oregon, County of Klamath
Recorded 04/12/00, at 3:33 p.m.
In Vol. M00 Page 12011
Linda Smith,
County Clerk Fee\$ 26⁰⁰