

200 MAY -4 PM 3: 25

After recording return to:

TITLE ORDER NO: 51074

HAROLD PEDDER

STAR RT BOX 80

CHEMULT, OR 97731

AMERICAN STATES ESCROW NO: 03-11043

Vol MOO Page 16192

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

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ROGER G. SUTTON and MARY N. WOOD, formerly known as MARY N. SUTTON Grantor,

conveys and warrants to:

HAROLD PEDDER, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 88292

Map No: 2808-19AO-2600

Tax Account No: M65636

Map No: M-162682

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 \$56,000.00 . However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 28th day of April, 2000.

GRANTOR(S):

Roger G. Sutton
ROGER G. SUTTON

Mary N. Wood
MARY N. WOOD

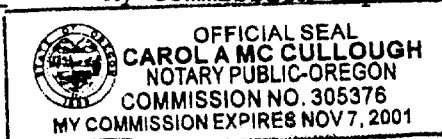
, formerly known as MARY N. SUTTON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 28, 2000,
by ROGER G. SUTTON and MARY N. WOOD

Carol A. McCullough
Notary Public for Oregon

My commission expires: Nov. 7, 2001



26A

EXHIBIT "A"

A portion of land in the E 1/2 of the NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, shown as Parcel No. 2 on Survey No. 1343, filed in the office of the Klamath County Surveyor, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, Oregon, which point is marked by a 1 inch iron pipe; thence South 73 degrees 04' 30" East along the South line of said North Beaver Marsh Addition 537.75 feet to a 1/2 inch iron pipe and the true point of beginning; thence continuing along said South line South 73 degrees 04' 30" East 465.80 feet to a 3/4 inch iron pipe; thence South 16 degrees 59' West 468.00 feet to a 5/8 inch iron pin; thence North 73 degrees 04' 30" West 465.80 feet to a 5/8 inch iron pin; thence North 16 degrees 59' East 468.00 feet to the true point of beginning.

CODE 50 MAP 2808-19AO TL 2600

SUBJECT TO:

1. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
2. Regulations, including the power to acquire rights of ways and easements, and to levy assessments of the Fire Patrol District.
3. Conditions and restrictions, including the terms and provisions thereof, as set forth in that certain lease between the United States of America,
 Recorded : December 4, 1952
 Book : 258
 Page : 129
4. Conditions and recitals, including the terms and provisions thereof, as set out in that certain deed to the State of Oregon, by and through its State Highway Commission,
 Recorded : December 10, 1954
 Book : 271
 Page : 112

State of Oregon, County of Klamath
 Recorded 05/04/00, at 3:25 p. m.
 In Vol. M00 Page 16192
 Linda Smith,
 County Clerk Fee \$ 26⁰⁰