

JACK E. MILNER, SR. and JULIA A. MILNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ALAN L. CLEMENT and KIMBERLY D. CLEMENT, husband and wife,
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
3908-028D0-00500-000 498517

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 140,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 363, Midland, OR 97634

Dated this 13th day of December, 2000.

Jack E. Milner Sr.
JACK E. MILNER, SR.

Julia A. Milner
JULIA A. MILNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 13, 2000 by JACK
E. MILNER, SR. AND JULIA A. MILNER.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52501-MS

Return to:
ALAN L. CLEMENT
P.O. BOX 363
MIDLAND, OR 97634

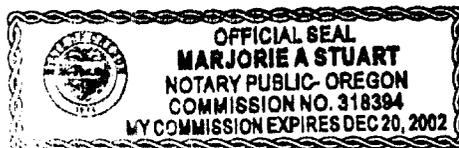


EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A Parcel of land lying within the bounds of that tract of real property recorded in Volume 222, page 301 of Deed Records of Klamath County, Oregon, described therein as being in the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the Southwest corner of aforesaid tract of real property, which corner is described as being on the South boundary of Section 28, distant 2074.11 feet East of the South 1/4 corner thereof; thence following along the bounds of said tract North 25 degrees 22' West, 761.0 feet to the Southerly right of way line of the Klamath Falls-Ashland Highway; thence along same North 67 degrees 02 1/2' East a distance of 418.0 feet; thence South 25 degrees 22' East parallel with the West boundary, a distance of 790.1 feet to the South boundary of said tract; thence along same South 55 degrees 41' West 246.2 feet and West 194.0 feet, more or less, to the point of beginning.

Subject to the right of way of the Keno Canal as disclosed by the Klamath County Assessors office.

EXCEPT THEREFROM:

A parcel of land lying within the bounds of that tract of land recorded in Volume M67 at page 3540 of Deed Records of Klamath County Oregon, described therein as being located in the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the most Southwesterly corner of above said tract of real property, which corner is described as being on the South boundary of aforesaid Section 28, distant 2074.11 feet East of the South 1/4 corner thereof; thence North 25 degrees 22' West 761.00 feet along the West boundary of aforesaid tract of real property to the most Northwesterly corner thereof, being located on the Southerly right of way boundary of the Klamath Falls-Ashland Highway (Ore66) thence North 67 degrees 02 1/2' East along said tract of real property a distance of 418 feet being the true point of beginning of this description; thence South 25 degrees 22' East along the East boundary of said tract of real property a distance of 350.00 feet; thence South 67 degrees 02 1/2' West parallel with the aforesaid Southerly right of way of the Klamath Falls-Ashland Highway a distance of 252.00 feet; thence North 25 degrees 22' West 350.00 feet to a point on the aforesaid highway boundary distant of 252.00 feet from the true point of beginning; thence North 67 degrees 02 1/2' East 252.00 feet along the said boundary to the true point of beginning.

State of Oregon, County of Klamath
Recorded 12/13/00, at 3:15 p. m.
In Vol. M00 Page 44720
Linda Smith,
County Clerk Fee \$ 26⁰⁰