



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Richard Earl Spicher

2748 WIARD ST

KIAMATH FALLS, OR 97603

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

Richard Earl Spicher

Same as above

Escrow No. K56435S

Title No. K56435S

2001 FEB -5 PM 2:45

STATUTORY WARRANTY DEED

Harold E. Beaubien and Laura M. Beaubien, Trustees of the Beaubien Family Trust, Trust No. HLB-One under Agreement dated the 23rd of February, 1996, Grantor, conveys and warrants to Richard Earl Spicher, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 24 day of January, 2001.

Trustees of the Beaubien Family Trust, Trust No. HLB-One under Agreement Dated the 23rd of February, 1996

BY: Harold E. Beaubien
Harold E. Beaubien, Trustee

BY: Laura M. Beaubien
Laura M. Beaubien, Trustee

Witnessing or Attesting a Signature

State of OREGON

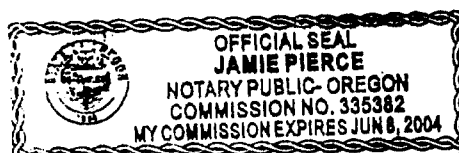
County of Deschutes

Signed or attested before me on 1/24, 19 2001 by Harold & Laura Beaubien.

Jamie Pierce

Notary Public - State of Oregon

My commission expires: 6/8/04



Oregon Notary Public Guide

OK26-

STATE OF OREGON

County of KLAMATH

} ss.

Deschutes
This instrument was acknowledged before me on this 24 day of January, 2001
by Harold Beaubien and Laura Beaubien as Trustees of the Beaubien Family Trust, Trust No.
HLB-One under Agreement dated the 23rd of February, 1996

Jamie Pierce
Notary Public for Oregon
My commission expires: 6/8/04

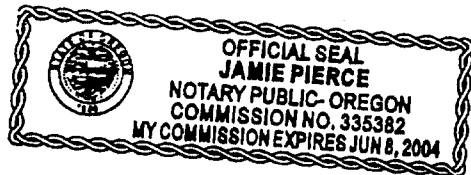


Exhibit A

A tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M-79 on page 1216, recorded in Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence South 00°01' West, along the West line of said Section 18, 2192.47 feet; thence South 89°51'42" East 2573.41 feet to a point; thence South 00°00'23" West 155.00 feet to the true point of beginning of this description; thence North 89°51'42" West 281.10 feet; thence South 00°02'03" East 155.00 feet; thence South 89°51'42" East 311.00 feet; thence North 00°23' East 155.00 feet to a point; thence westerly and parallel to the South boundary thereof a distance of 30 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 02/05/01, at 2:45 p.m.
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Linda Smith,
County Clerk Fee \$ 26.00