

WARRANTY DEED

TERRANCE L. JURIEF and PEGGY L. JURIEF, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LYLE J. SHELDON and DIANNE M. SHELDON, as tenants by the entirety,
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
ACCT# 3910-006D0-02400 KEY# 590015

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 192,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 125, Klamath Falls, OR 97601

Dated this 8 day of March, 2001.

Terrance L. Jurief
TERRANCE L. JURIEF

Peggy L. Jurief
PEGGY L. JURIEF

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 8, 2001 by
TERRANCE L. JURIEF AND PEGGY L. JURIEF.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53286-TM

Return to:
LYLE J. SHELDON
P.O. Box 125
KLAMATH Falls, OR 97601



EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SW1/4 SW1/4 of Section 5, and the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Arant Road, said point bears North 04 degrees 44' 49" West 30.09 feet from the Southeast corner of said Section 6; thence North 25 degrees 08' 41" East along the Westerly line of the existing 30 foot road easement (North 25 degrees 08' 57" East by Deed Volume M81, page 8999, of the Klamath County Deed Records) 440.00 feet to the Southeast corner of Lot 1, Block 1 of Tract 1198 - VALE DEAN CANYON, a duly recorded plat; thence North 87 degrees 11' 25" West 610.51 feet to the Southwest corner of said Lot 1; thence South 00 degrees 14' 24" East along the Easterly right of way line of Aurora Drive, 410.00 feet; thence along the arc of a curve to the left (radius = 20.00 feet, and central angle = 90 degrees) 31.42 feet to the Northerly right of way line of said Arant Road; thence North 89 degrees 45' 36" East (North 89 degrees 45' 38" East by said Deed Volume) 401.01 feet to the point of beginning with bearings based on said Tract 1198- VALE DEAN CANYON.

State of Oregon, County of Klamath
Recorded 03/12/01, at 2:20 p. m.
In Vol. M01 Page 9943
Linda Smith,
County Clerk Fee \$ 26⁰⁰