

01 AUG 3 PM 11:04



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Darrell E. Ellington
19100 Hwy. 58
Crescent OR 97733

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

Darrell E. Ellington
19100 Hwy. 58
Crescent OR 97733

Escrow No. 014291

Title No. K-57068

STATUTORY WARRANTY DEED

James A. Durbin, Grantor, conveys and warrants to Darrell E. Ellington and Kerry E. Ellington, husband and wife,

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All that part of the SE 1/4 SW 1/4 of Section 7, Township 24 South, Range 7 East of the Willamette meridian, in the County of Klamath, State of Oregon, lying Easterly of Crescent Creek and Westerly of Highway #58 known as Willamette Highway.

EXCEPTING that portion deeded to Frederick E. Kerns, et ux in Book 346 page 343, Deed records of Klamath County, Oregon, and ALSO EXCEPTING that portion lying within the boundary of Brewers Ranchos. FURTHER EXCEPTING that portion deeded to Frederick E. Kerns, et ux., by deed dated September 6, 1970 and recorded in Volume M70 page 8578, Deed records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:
See Exhibit "A" attached and made a part hereof.

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 \$236,666.00 (Here comply with the requirements of ORS 93.030)

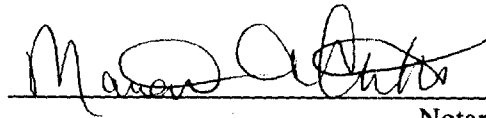
Dated this 27th day of July, 01.


James A. Durbin

38986

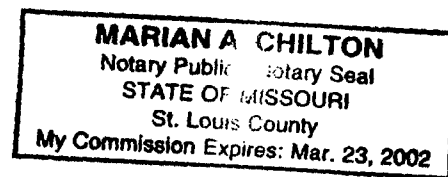
STATE OF Missouri
County of St Louis } ss.

This instrument was acknowledged before me on this 27 day of JULY, 2001
by James A. Durbin



Notary Public for ~~Oregon~~
Missouri

My commission expires: 3/23/02



1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.

2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Crescent Creek and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.

3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Crescent Creek.

4. Agreement, including the terms and provisions thereof,

Dated : June 11, 1968

Recorded : June 13, 1968 in Volume M68 page 5239, Deed records of Klamath County, Oregon

By and between : Fred P. Brewer and Gracie Dee Brewer and Fred F. Jirek and Charlet F. Jirek

For : Well and Easement for ingress and egress

5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$190,000.00

Dated : March 27, 1996

Recorded : April 1, 1996 in Volume M96 page 8982, Mortgage records of Klamath County, Oregon

Grantor : James A. Durbin

Trustee : Title Insurance & Escrow Services, Inc.

Beneficiary : James R. Roach, Sr. and T. Virginia Roach

The grantee herein agrees to assume and pay the above lien according to the terms and provisions therein.

State of Oregon, County of Klamath

Recorded 08/03/01 at 11:04 a. m.

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Linda Smith,

County Clerk Fee \$ 31.00