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WESTERN
TITLE & ESCROW COMPANY

Vol MQ1 Page 42955

WARRANTY DEED -- STATUTORY FORM

DENENE MARCIE DELGADO WHO AQUIRED TITLE AS DENENE MARCIE IRION,
Grantor,

conveys and warrants to

RONALD EDWARD FOUST and JO ANN FOUST, husband and wife, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
Tax Account No(s): R156235
Map/Tax Lot No(s): R24090131BC01000000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$42,500.00 .


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.

Dated this 20 day of August, 2001.

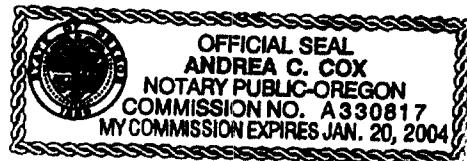

DENENE MARCIE DELGADO

STATE OF OREGON, COUNTY OF Wash) SS.

This instrument was acknowledged before me on August 20, 2001 by DENENE
MARCIE DELGADO.


(Notary Public for Oregon)
My commission expires 1/20/04

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



Until a change is requested all tax statements
shall be sent to the following address:
RONALD & JO ANN FOUST
PO BOX 73
CRESCENT, OR 97733

TITLE NO. 00053443
ESCROW NO. 14-A112301

26A

Exhibit A

A parcel of land situate in the Northwest quarter of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of an iron stake 857.6 feet East of the Northwest corner of said Section 31, Southerly 1645 feet on the West side of Highway 97 to the point of beginning; thence Southerly along said highway 335 feet 8 inches to a point; thence North 366 feet to a point; thence Easterly 183 feet 7 inches to the point of beginning at right angles with Highway 97.

Except that portion described in a certain deed between Clifford W. Schmidt and Mary M. Schmidt, Grantors, to Walter G. Schmidt and Clara A. Schmidt, Grantees, dated July 3, 1967, and recorded July 5, 1967 in volume M67, at page 5037, records of Klamath County, Oregon.

State of Oregon, County of Klamath

Recorded 08/23/01 at 2:30 p. m.

In Vol. M01 Page 42956

Linda Smith,

County Clerk Fee\$ 26.⁰⁰