

MT55668-KR
WARRANTY DEED

Vol M01 Page 63290

CAY W. GAVIN and JO M. GAVIN, with the rights of survivorship,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LAURANCE O. PHILLIPS,

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

KEY #314154

3606-010BD-00700-000

KEY #314840

3606-010CB-00100-000

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2021 EBERLEIN AVENUE, KLAMATH FALLS, OR 97601

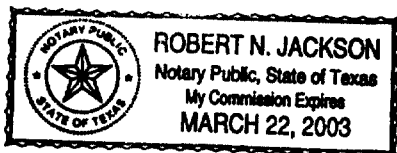
Dated this 6th day of December, 2001.

Cay W. Gavin
CAY W. GAVIN

Jo M. Gavin
JO M. GAVIN

State of Texas
County of Dallas

This instrument was acknowledged before me on December 6, 2001 by CAY W.
GAVIN AND JO M. GAVIN.



Robert N. Jackson
(Notary Public)

My commission expires 3/22/2003

ESCROW NO. MT55668-KR

Return to:
LAURANCE O. PHILLIPS
2021 EBERLEIN AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/11/01 3:18 p. m.
Vol M01, Pg 63290-91
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 32 and 33, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

That certain parcel of real property situated in the N1/2 SW1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 34, Original Plat of Frontier Tracts; thence North along the Westerly line of Lots 34 and 33, Original Plat of Frontier Tracts, a distance of 127 feet to the intersection of the West line of Lot 33, Original Plat of Frontier Tracts, and the South line of Lot 1, Tract "A", Frontier Tracts; thence West along the South line of Lot 1, 100 feet more or less, to the Southwest corner of said Lot 1; thence South and parallel with the West line of said Lot 34, Original Plat of Frontier Tracts, to the Northerly bank of Pitt Creek; thence Easterly along the Northerly bank of Pitt Creek to the point of beginning.