

State of Oregon, County of Klamath
 Recorded 05/09/2005 12:40 Am
 Vol M05 Pg 33416 17
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

1st 513612

WARRANTY DEED -- STATUTORY FORM

MARVIN DUANE BARSTAD and CHRISTINE L. BARSTAD, Grantor,

conveys and warrants to

MICHAEL DOW AYERS and TERESA ANN AYERS, 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): R152952 R152952

Map/Tax Lot No(s): R2409-030AC-03600-000 R2409-030AC-00401-000

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 \$150,000.00 .

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 6 day of May, 2005.

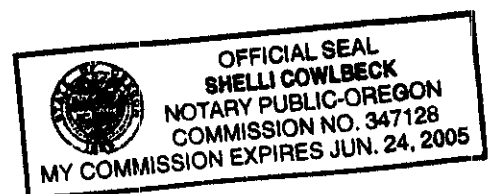
Marvin Duane Barstad
 MARVIN DUANE BARSTAD

Christine L. Barstad
 CHRISTINE L. BARSTAD

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on May 6, 2005 by MARVIN DUANE BARSTAD and CHRISTINE L. BARSTAD.

Shelli Cowlbeck
 (Notary Public for Oregon)
 My commission expires 6-24-05



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:

MICHAEL DOW AYERS
 15933 CEDAR LANE
 LA PINE, OR 97739

TITLE NO. 14-0030105
 ESCROW NO. 14-0030105

26F

Parcel One: A parcel of land situated in the SW 1/4 NE 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin which is North 39°37' East 360 feet from the Northwest corner of Graves and Main Street of the Crescent Original Map; thence North 39°37' East 100 feet; thence North 50°23' West 120 feet; thence South 39°37' West 100 feet; thence South 50°23' East 120 feet to the point of beginning.

This property is otherwise described as Lots 1 and 2 of Block 10 of Crescent Original Map, Klamath County, Oregon, now vacated.

Parcel Two: A parcel of land situated in the SW 1/4 NE 1/4 of Section 30, Township 24 South, Range 9 E.W.M., more particularly described as follows: Beginning at a 2 1/2 Inch Bras-cap monument from which the Northeast 1/16th corner of said Section 30 bears N. 30°12'30" E. a distance of 404.21 feet, said beginning point being the Initial Point of Crescent Heights Subdivision; thence leaving said Initial Point, N. 38°58'09" E. a distance of 70.0 feet to a point; thence S. 51°01'51" E. a distance of 120.0 feet to a point on the Northwestern line of Main Street in the Townsite of Crescent; thence S. 38°58'09" W. along said Northwestern line a distance of 70.0 feet to a point; thence N. 51°01'51" W. a distance of 120.0 feet, more or less, to the point of beginning. This property is otherwise described as Lot 3 and a portion of Lot 4 of Block 10 of Crescent Original Map, Klamath County, Oregon, now vacated.