

ATE - 62197

WARRANTY DEED -- STATUTORY FORM

DOROTHY J PENGGRAPH, WHO ACQUIRED TITLE AS DOROTHY JOAN MROSS,
Grantor,

conveys and warrants to

GENE RANDALL MROSS, Grantee,

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

See EXHIBIT "A" ATTACHED

Tax Account No(s): R147175

Map/Tax Lot No(s): R-2407-18A0-03100-000

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 \$28,400.00.

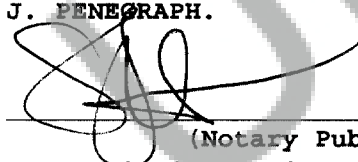
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

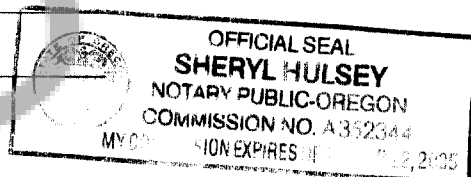
Dated this 23 day of September, 2005.


DOROTHY J. PENGGRAPH

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on September 23rd, 2005 by DOROTHY
J. PENGGRAPH.


(Notary Public for Oregon)
My commission expires _____



After recording return to:
WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

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

GENE RANDALL MROSS

P.O. BOX 21228

EUGENE, OR 97402

50-0373705

TITLE NO.

ESCROW NO. 50-0373705

26-2

Exhibit A

A tract of land situated in the SW 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron rod on the East line of SE 1/4 SW 1/4 NE 1/4 of Section 18, said iron rod being North thereon a distance of 210.0 feet, more or less, from an iron rod marking the Southeast corner of SE 1/4 SW 1/4 NE 1/4 of said Section 18; thence West a distance of 351.8 feet, more or less, to an iron rod; thence continuing West along this line a distance of 259.2 feet, more or less, to the centerline of Crescent Creek; thence Northerly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 150.0 feet, more or less, North of the line of beginning; thence East along this line a distance of 51.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 509.5 feet, more or less, to an iron rod situated on the East line of SE 1/4 SW 1/4 NE 1/4 of said Section 18; thence South along said East line a distance of 150.0 feet, more or less, to the point of beginning.

ALONG WITH

A perpetual easement for ingress to and egress from said property over the Easterly 25 feet of that portion of SW 1/4 NE 1/4 and the Northerly 25 feet of SE 1/4 NE 1/4 of said Section 18, which lies Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for ingress to and egress from land lying South of said described property in said Section 18.