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WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT JAMES F. MAGUIRE, JR., CHARLES B. MAGUIRE, H. RICHARD MAGUIRE and GERTRUDE M. SMITH, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold and by these presents do grant, bargain, sell and convey unto THE UNITED STATES BANK OF OREGON, a national banking association, its heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit: Lots 1, 2, 3, and 4 in Block 2 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO: Easements and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$28,000.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the grantee its heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee its heirs and assigns that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this

1st day of June, 1973.

Gertrude M. Smith (SEAL) James F. Maguire, Jr. (SEAL)

H. Richard Maguire (SEAL) Charles B. Maguire (SEAL)

STATE OF OREGON, County of Klamath) SS. June 1 1973

Personally appeared the above named Gertrude M. Smith and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Frank J. Lanoie
Notary Public for Oregon

My Commission expires: Feb. 27, 1975

June 6, 1973

STATE OF CALIFORNIA, County of Contra Costa) SS. June 6 1973

Personally appeared the above named H. Richard Maguire and acknowledged the foregoing instrument to be his voluntary act and deed.

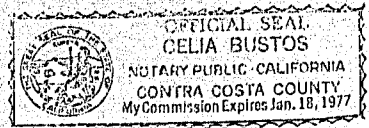
Before me:

S. B. Burt
Notary Public for California

My Commission expires: 11/8/77

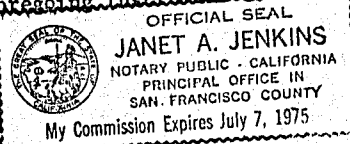
GANONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE.
97601

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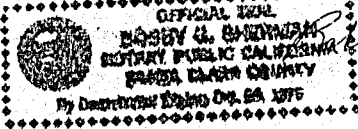
7216

1 STATE OF CALIFORNIA, County of San Francisco) SS. June 7, 1973
 2 Personally appeared the above named Charles B. Maguire and acknowledged
 3 the foregoing instrument to be his voluntary act and deed.
 4 Before me:



Janet A. Jenkins
 Notary Public for California
 My Commission expires:

5 STATE OF CALIFORNIA, County of Santa Clara) SS. June 8, 1973
 6 Personally appeared the above named James F. Maguire, Jr. and
 7 acknowledged the foregoing instrument to be his voluntary act and deed.
 8 Before me:



Robert L. Shenn
 Notary Public for California
 My Commission expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
 this 11th day of June A.D., 1973 at 4:11 o'clock P.M., and duly recorded in
 Vol. M. 73, of DEEDS on Page 7215

FFE \$ 4.00

WM. D. MILNE, County Clerk
 By *Hazel L. Drayle*

GANONG, BISEMORE
 & ZAMSKY
 ATTORNEYS AT LAW
 838 MAIN STREET
 KLAMATH FALLS, ORE.
 97601

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RETURN TO
 BARNHISEL/GANONG
 323 MAIN